

ZINFANDEL SPECIAL PLANNING AREA

512-200. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to permit infill development in a manner consistent with the General Plan that allows for mixed land use development including residential uses, industrial uses, office uses, commercial uses, public/quasi-public uses, and recreational uses. Proposed improvements within the Zinfandel SPA shall meet the Development Standards described within this ordinance. The Zinfandel SPA Design Guidelines, adopted by the Board of Supervisors together with the SPA shall also be used to guide development of the area. The Guidelines and Standards seek to encourage bicycle and pedestrian access between employment, commercial, residential, and public uses.

The objectives promoted by the establishment of the Zinfandel Special Planning Area are:

- (A) Provide infill development within the Rancho Cordova Community consistent with the phasing out of mining operations in the planning area.
- (B) Provide for proximate housing that will support the Mather Reuse Plan.
- (C) Provide for industrial, office and commercial development that compliments the Mather Reuse Plan.
- (D) Provide for residential development that improves the jobs/housing balance in the eastern portion of the County and that does not have to cross the American River or utilize Highway 50 to access the Highway 50 corridor employment center.
- (E) Integrate the project site with the surrounding development and circulation pattern by creating street and pedestrian connections.
- (F) Establish an internal circulation system that enables trips to shopping, school, recreation, and employment destinations without depending exclusively on thoroughfares or arterials.
- (G) Establish commercial uses that are designed for convenient pedestrian access, are constructed of quality materials, and enhance the visual character of the community.
- (H) Provide diversity in housing stock in the Rancho Cordova Community by providing move-up housing opportunities.
- (I) Encourage separate and distinct identities for each residential neighborhood.
- (J) Create neighborhoods that promote pedestrian circulation.

512-201. **APPLICABILITY.** The provisions of this Article shall apply to the land area shown in Section 512-212.

512-202. **DEFINITIONS.**

- (A) "RD-3", "RD-4", "RD-5", "RD-7", "RD-10", "RD-15" and "RD-20" shall be the same in this Article as they are in the County Zoning Code and shall be regulated as provided in Chapters 1 and 15 of that Code.
- (B) "Zinfandel Circulation Plan" is the Circulation Plan prepared for the SPA and is shown in Section 512-213.
- (C) "Zinfandel Development Plan Standards" are the development standards for land uses within the SPA and are provided in Section 512-214.
- (D) "Zinfandel Land Use Plan" is the Land Use Plan prepared for the SPA and is shown in Section 512-215.
- (E) "Zinfandel Open Space Plan" is the Open Space Diagram prepared for the SPA and is shown in Section 512-217.
- (F) "Zinfandel Phasing Plan" is the Phasing Plan prepared for the SPA and is shown in Section 512-218.
- (G) "Zinfandel Development Plan Design Guidelines" are the development guidelines for land uses within the SPA as adopted by the Board of Supervisors and are attached to this Ordinance as Exhibit "A".

512-203. **REVIEW AUTHORITY.** The Director of Planning and Community Development is the appropriate authority to determine consistency of development projects with the provisions of the Zinfandel SPA Ordinance. Appeals of decisions of the Director shall be taken as provided in Title I, Chapter 15, Article 3 of the County Zoning Code.

512-204. **PERMITTED USES.** All land within the SPA that has a Mining Overlay as depicted in Section 512-216 may be maintained for mining purposes in accordance with the Mining Use Permit and Reclamation Plan (dated, May 9, 1975) without meeting the Development Standards and Performance Standards of this Ordinance. Reclamation may occur throughout the property in accordance with the Mining Use Permit and Reclamation Plan without meeting the Development Standards and Performance Standards of this Ordinance. Additional development is permitted throughout the SPA if the Development Standards and Performance Standards of Sections 512-206 and 512-209 are met. This additional development is categorized and divided into seven use areas within the SPA. The use areas are Low Density (LD), Low Density Cluster (LDC), Medium Density (MD), Retail Commercial (RC), Light Industrial (LI), Business and Professional (BP), and Open Space/Recreation (O). An Elementary School is

permitted within any area within the SPA consistent with the Mather Airport CLUP. The boundaries for each use area are depicted on the Zinfandel Land Use Plan in Section 512-215.

- (A) **Residential Areas:** Permitted uses within the Residential Areas, as shown in Section 512-215, are those uses permitted in the RD-15, RD-10, RD-7, RD-5, RD-4, and RD-3 Land Use Zones as defined in Section 512-202; the Development Standards described in Section 512-206; and special conditions referenced in Zoning Code Section 201-04 with the following conditions:
- (1) **Low Density (LD) Area:** Permitted uses in the LD Area as shown in Section 512-215 are limited to those uses allowed in the RD-5, RD-4, and RD-3 Land Use Zones. In no case shall densities of less than 2 d.u. per net residential acre or more than 5 d.u. per net residential acre be permitted in the LD Area. At least 15% of the single family units developed within the SPA shall be developed as RD-4 or less dense.
 - (2) **Low Density Cluster (LDC) Area:** Permitted uses in the LDC Area as shown in Section 512-215 are limited to those uses allowed in the RD-7, RD-10 and RD-15 Land Use Zones. The LDC Area shall be designed as a cluster development pursuant to Development Standards described in Section 512-206. In no case shall densities of less than 7 d.u. per net residential acre or more than 12 d.u. per net residential acre be permitted in the LDC Area. The LDC Area shall average 9 d.u. per acre.
 - (2) **Medium Density (MD) Area:** Permitted uses in the MD Area as shown in Section 512-215 are limited to those uses allowed in the RD-15 and RD-20 Land Use Zones. In no case shall densities of less than 15 d.u. per net residential acre or more than 20 d.u. per net residential acre be permitted in the MD Area.
- (B) **Retail Commercial (RC) Areas:** Permitted uses within the RC Areas, as shown in Section 512-215, are those uses permitted in the Shopping Center (SC), Business and Professional Office (BP) Zone, and Residential (RD-10, RD-15 and RD-20) Land Use Zones with the following exceptions and conditions:
- (1) Residential uses are permitted only when located in conjunction with retail commercial uses. Up to two floors of residential uses may be added for every ground floor of retail space as a density bonus. All other height, bulk and parking standards must be met. Office uses are permitted within this area.
 - (2) The following public and institutional uses are also permitted within the RC Areas:

Institutional Uses: such as churches, schools, day care and membership organizations; and

Public Uses: such as transit, postal, park, utility, public safety, and any other public facilities deemed necessary by the appropriate authority; or

Similar and like uses: if a use is not listed above and is similar or like other permitted uses, the appropriate authority may grant a use permit for such a use as provided in Section 110-30.5 of the Zoning Code to the extent the proposal meets the intent of the permitted uses listed above.

- (C) **Light Industrial (LI) Areas:** Permitted uses within the LI Areas as shown in Section 512-215 are those uses permitted in the Light Industrial (M-1) Land Use Zone and the Industrial - Office Park (MP) Zone, as listed in Zoning Code Section 230. Private schools shall be permitted within the LI Area outside of the Approach/Departure Zone. Development of LI uses within the approach departure zone for Mather Field shall be subject to the use restrictions described in the Mather Approach/Departure Use Restriction Table, Section 512-219.
- (D) **Business and Professional Office (BP) Areas:** Permitted uses within the BP Areas as shown in Section 512-215 are those permitted in the Business and Professional Office (BP), as listed in Zoning Code Section 225, and Industrial - Office Park (MP) Zone, as listed in Zoning Code Section 230. Public and institutional uses described above in Section 512-204 (B) (2) shall be permitted within the BP Area.
- (E) **Open Space/Recreation Area:** Permitted uses within the Recreation Area as shown in Section 512-215 are those uses permitted in the Recreational (O) Land Use Zone as listed in the Zoning Code Section 220.

512-205. **DEVELOPMENT PLAN REVIEW.** Specific development projects for properties within the SPA (excluding tentative subdivision maps) shall be submitted to the Planning Department for the purposes of development plan review in accordance with the provisions of Section 110-80 through 110-86 of the Zoning Code and of this SPA. The review authority shall be the Director of Planning and Community Development. The intent of development plan review is for review of projects for consistency with the standards and guidelines including setbacks. Development proposals shall conform to the Development Standards described in Section 512-206. The Design Guidelines adopted by the Board of Supervisors shall be used to evaluate consistency of proposed projects to the objectives stated in the intent section of this SPA Ordinance. The standards specified within this SPA supersede the standards of the Zoning Code. If the Design Guidelines and Development Standards do not provide direction regarding specific standards, the Provisions of Title I, II, III, and IV of the Zoning Code shall apply as appropriate.

512-206. **DEVELOPMENT STANDARDS.** Development Standards are described in Section 512-214. In the LDC Area, minimum setback requirements shall be as follows:

Front shall be ten feet (10').

Interior Side shall be ten feet (10') from interior private drive, otherwise zero feet (0').

Street Side/Corner shall be five feet (5') from living area, three feet (3') from garage.

Rear shall be zero feet (0'), except that usable rear yard area shall be a minimum of 400 s.f. located such that it is directly accessible to the unit's living area.

In the RC Area, parking requirements provided in the Zoning Code shall apply except that credit shall be provided for on-street parking based upon street frontage directly adjacent to the parcel. In cases where the Development Standards do not provide direction regarding specific uses, the Zoning Code shall apply. In the BP Area, Development Standards shall be those that apply to BP zoning under the Zoning Code. In the LI Area, Development Standards shall be those that apply to MP zoning under the Zoning Code.

512-207. DESIGN GUIDELINES. In order to encourage innovative design and provide maximum flexibility, the Zinfandel SPA Design Guidelines adopted by the Board, shall be interpreted liberally by the Planning Department with the primary intent of meeting the objectives stated in Section 512-200 of this ordinance. However, lack of consistency with the intent of this SPA can be grounds to require a redesign, either with respect to detail or with respect to overall design concept. The Planning Director has the authority to require a redesign on these bases.

512-208. PHASING. This SPA is divided into two initial phases which are depicted in Section 512-218.

512-209. PERFORMANCE STANDARDS. The following Performance Standards have been established and must be implemented prior to Building Permits being issued for property within the SPA boundaries, except where exceptions are noted for Phase I development:

Financing Plan

1. *The Villages of Zinfandel public facilities financing plan shall be applicable to all property within the Zinfandel Special Planning Area. A supplemental fee shall continue to be collected on the on the first 250 lots until such time as a new Financing Plan has been adopted. The new Financing Plan shall be consistent with the Land Use Circulation shown in 512-215, 512-213 and 512-218. The Financing Plan shall also describe the development threshold for the construction of the extension of International Drive pursuant to the Infrastructure Finance Section and Department of Transportation of the Public Works.*

Roadway Improvements

2. *Proposed development shall conform with a phasing plan developed to the satisfaction of the Director of Public Works. The phasing plan shall be prepared concurrent with any tentative subdivision maps or development plan review and shall be applied for at the time of said approval.*
3. *Each property developer, as part of a tentative map application, shall provide a Circulation Plan of streets and sidewalks within the proposed project that is consistent with the general location and number of roadways as shown in Section 512-213, the Circulation Diagram, and the Zinfandel SPA Design Guidelines. Modifications to exact locations may be permitted to the satisfaction of the County Transportation Division.*
4. *Required dedications of right-of-way and roadway improvements shall be made by the property owner or project developer whose property contains or abuts the required improvement. Right-of-way for the indicated streets shall be based on geometric design to be approved by the County Transportation Division. Dedications shall be made at the time of approval of subdivision or parcel maps. Improvements shall be made as part of project development as determined appropriate by the Transportation Division. Public street improvements shall be installed pursuant to the County Improvement Standards and the SPA Design Guidelines.*

Construction of roadway improvements may be eligible for reimbursement or partial reimbursement from the Transportation and Development Fee (Chapter 16.87 of the Sacramento County Code), Measure "A" Sales Tax, or the permanent Zinfandel Public Facilities Financing Plan or CFD funds, or a combination thereof.

5. *On the northbound approach to Zinfandel Drive and White Rock Road intersection, convert the right turn lane to a combined through and right turn lane. (TC-1, EIR)*
6. *The project proponent shall participate in the fair share funding of the following transportation improvements to the satisfaction of the Sacramento County Public Works Agency:*
 - a. *Widen U.S. 50 from Bradshaw Road to Sunrise Boulevard to provide HOV lanes.*
 - b. *Widen Airpark Drive, between Femoyer Street to A Street, from two to four lanes. (note: this measure should be modified pursuant to Jeff Clark's 12/9/99 comment memo.)*
 - c. *Widen Folsom Boulevard, between Routier Road to Mather Field from four to six lanes.*
 - d. *Extend International Drive across the Folsom South Canal to Sunrise Boulevard. (Note: A crossing of the Folsom South Canal at this location will require*

ultimate approval of a General Plan Amendment to amend the Sacramento County General Plan Transportation Plan.) (TC-2, EIR)

-OR-

The project proponent shall reach a new agreement with the Sacramento County Public Works Agency with specific responsibilities for funding, construction and timing of transportation improvements to be identified in the Development Agreement and the new Financing Plan.

6.5 *Provide landscape medians per Exhibit 512-220.*

Transit Facilities

7. *Property owners shall dedicate easements for bus stops and shelter sites at locations within the SPA as approved by the County in consultation with Regional Transit as a condition of tentative map or development plan review approval. As a condition of tentative map or development plan review approval, property owners must either a) construct bus shelters, b) provide funding for the construction of bus shelters, or c) enter into an agreement with RT to provide funding for bus shelters at such time as regularly scheduled bus service is provided to the project. Compliance with requirements a, b, or c stated above must be to the satisfaction of Regional Transit.*
8. *Prior to issuance of a building permit for the 1000th residence on the site, the applicant shall submit a Transportation Plan to the Board of Supervisors for review and approval. The Transportation Plan shall identify the applicant's responsibility in participating in a shuttle or other supplemental transportation service to convey residents to/from light rail routes or nearby work centers, such as Mather or Capital Center, in the interim period between initial development phases and the point at which sufficient development exists to justify a RT bus route extension. As an alternative to the shuttle service, other options may be approved if adequate justification is given. For example, it may be more cost effective to assist in funding an actual bus route or service by Sacramento Regional Transit. Any shuttles used to transport residents and/or employees shall be powered by reduced emission engines, operating on an alternative fuel such as compressed natural gas or liquefied natural gas. This Condition can be satisfied through the formation of a Community Service Area (CSA) for the purpose of providing transit services to the property. (TC-5, EIR)*

Sewer and Water

9. *Provide public sanitary sewer and water supply facilities in accordance with the Sacramento County Improvement Standards and to the satisfaction of CSD-1.*

10. *Prior to issuance of any building permits, the developer shall provide a verification from the appropriate water purveyor that an adequate and potable water system is available to service the project.*
11. *A potable public water supply system capable of receiving and distributing surface and groundwater shall be installed. The design of this system shall be subject to approval of the appropriate water purveyor.*
12. *Use of groundwater for potable uses shall be limited to existing wells within Southern California Water Company's (SCWC) Arden Cordova Water Service District. Use of on-site groundwater shall be limited to non-potable uses. (WS-1, TX-1, EIR)*
13. *All groundwater wells on the site shall be reviewed and approved by the Regional Water Quality Control Board, State Department of Toxic Substances Control, and State Department of Health Services, with respect to location, depth, and design to minimize potential hydraulic influence on existing Mather, Purity Oil and Aerojet contamination plumes and to minimize potential for on-site groundwater contamination from these plumes. (TX-2, EIR)*

Fire Service Facilities

14. *All property developers shall provide access arrangements and fire hydrants with adequate flow to the satisfaction of the fire district prior to any combustible construction.*

Sheriff Services

15. *Applicants for subsequent project development should consult with the Sheriff Department's Crime Prevention Unit to ensure the implementation of appropriate crime prevention construction and design.*

School Facilities

16. *One 8± acre school site plus park shall be reserved by the property owner in the location shown on the final adopted land use plan for acquisition by the Folsom-Cordova Unified School District. Such reservation shall remain in place until Folsom-Cordova Unified School District indicates in writing that the school site will not be used or an alternative school site is provided by the developer or acquired by the School District at which time such property may be developed pursuant to its underlying zoning designation.*

Park and Recreation Facilities

17. *Developer shall comply with Developers Requirements Agreement between the Developer and the Cordova Recreation and Park District. Such agreement shall provide for satisfaction of the Land Development Ordinance, Title 22 or the Sacramento County Code (Quimby Act) requirements.*

18. *All real property comprising the proposed project shall be included within the boundaries of one or more landscape and lighting assessment district(s) (as defined in the Streets and Highways Code of the State of California Part 2, Division 15 beginning at Section 22500 et seq.) or CFD established to provide for the long-term maintenance of all landscape and open space corridors, median islands and parks. Developers shall consent to the formation of such district(s) or the annexation to an existing district(s) prior to the recordation of a final subdivision map for the proposed project.*

Noise

19. *Future Tentative Subdivision Maps for residential uses shall: (a) incorporate adequate setback and building design and/or (b) provide a noise barrier, to achieve a noise level of 65 dB Ldn or lower within residential yard areas. (NS-2, EIR)*

Drainage Facilities

20. *Comply with the Villages of Zinfandel Drainage Plan.*
21. *Prior to any improvements required on the existing drainage channels or for drainage pipe outfalls, obtain any necessary permits or approvals from the U.S. Army Corps of Engineers and the California Department of Fish & Game. (DR-2, EIR)*
22. *Dedicate to the County of Sacramento the areas of the 100-year floodplain for both Morrison Creek and Capital Center channels within the project site. (DR-5, EIR)*
23. *Fencing adjacent to Morrison Creek and Capital Center channels shall be an open-style fencing. (DR-6, EIR)*

Airport Compatibility

24. *Prior to the construction of any structure containing office and/or commercial uses subject to airport noise levels of 70 CNEL or greater, the project applicant shall submit to the Department of Environmental Review and Assessment development plans identifying design measures which will reduce interior noise levels for office areas and areas where the public will be received, in order to provide an interior noise level of 50 CNEL or less. Design measures approved for noise attenuation shall be incorporated into the building design. (AC-1, EIR)*
25. *All buildings and structures shall be prohibited within the Clear Zone of Mather Field Airport. Development of Light Industrial uses within the approach departure zone for Mather Field shall be subject to the use restrictions described in the Mather Approach/Departure Use Restriction Table contained in Section 512-219 of this SPA (AC-3, EIR)*

26. *Prior to the issuance of any building permits, provide an avigation easement to the County of Sacramento for all residential areas. The avigation easement shall grant the right of flight and unobstructed passage of all aircraft into and out of Mather Airport. (AC-4, EIR)*
27. *Disclose to all prospective buyers of residential lots that the parcel is located within the Mather Airport Policy Area through notification in the Public Report prepared by the California Department of Real Estate. (AC-5, EIR)*
28. *Prior to issuance of any building permits for residential uses, submit to the County Department of Environmental Review and Assessment an acoustical study that clearly identifies the noise insulation measures to be incorporated to provide an interior noise level of 45 dB CNEL with windows closed in any habitable room. (AC-6, EIR)*

Biological Resources

29. *No physical alteration of the southeast portion of the site as depicted on Plate BR-A of the Supplemental EIR shall occur until a Section 7 consultation with the U.S. Fish and Wildlife Service has been completed and appropriate permits have been obtained from the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers, if such activities would have the potential to disturb jurisdictional water of the United States or habitat for federally listed vernal pools invertebrate species. (BR-1, EIR)*
30. *Prior to improvement plan approval or building permit issuance for projects within the 83± acres of Swainson's hawk foraging habitat, whichever comes first, implement one of the following alternatives to mitigate for the loss of 83± acres of Swainson's hawk foraging habitat:*
 - a. *Preserve 41.5+ acres (0.50 acre for each acre lost) of similar habitat within a 10-mile radius of the project site to be protected through fee title or conservation easement acceptable to the California Department of Fish and Game.*
 - b. *Prepare and implement a Swainson's Hawk Mitigation Plan to the satisfaction of the California Department of Fish and Game that includes preservation of Swainson's hawk foraging habitat.*
 - c. *Submit a payment of a Swainson's hawk impact mitigation fee per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the Sacramento County Code as such may be amended from time to time and to the extent that said Chapter remains in effect.*
 - d. *If the County Board of Supervisors adopts a Swainson's hawk mitigation policy or program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the above measures, the project proponent may be subject to that program instead. (BR-2, EIR)*

Cultural Resources

31. *Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any project-related activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at 874-7914. At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. (CR-1, EIR)*

Air Quality

32. *The prime contractor shall provide a plan for approval by DERA demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NOx reduction and 45 percent particulate reductionⁱ compared to the most recent CARB fleet average; and*

The prime contractor shall submit to DERA a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the prime contractor shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

And:

The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and DERA shall be notified within 48 hours of identification of non-complaint equipment. A visual survey of all in-operation equipment shall be made at

ⁱ PS = Potentially Significant
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least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.

33. *“Lubrizol” shall be used as a fuel for diesel-powered equipment to help comply with Category 1 (AQ-1). This alternative fuel operates in any diesel engine, was recently certified by the California Air Resources Board, and is commercially available. Use of this fuel in a diesel engine will reduce NOx emissions by 14% and PM10 emissions by 63%. Question regarding the use of Lubrizol should be directed to Mr. Tom Swenson, at the District Offices, by calling (916) 874-4889.*
34. *New street trees along Zinfandel Boulevard shall be a minimum 15-gallon size.*

Mitigation Monitoring and Reporting Program

35. *Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:*
- a. *The project proponent shall comply with the MMRP for this project, including the payment of 100% of the Department of Environmental Review and Assessment staff costs, and the costs of any technical consultant services incurred during implementation of the MMRP. An initial estimate of the costs of \$50,000 has been deposited with the County. If the initial estimate of these costs exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible for paying the additional amount.*
- b. *Until the new MMRP has been recorded, no final parcel map or final subdivision map for the subject property shall be approved; and no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.*
36. *This ordinance shall not take effect until 30 days after the adoption of the Resolution amending the Sacramento County General Plan. Any tentative map that is affected by the amended SPA ordinance shall not take effect until 30 days after the effective date of this ordinance.*

512-210. FINDINGS. The Planning Commission and Board of Supervisors make the following findings in adopting this Ordinance:

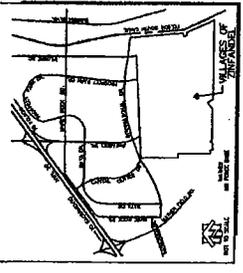
- (A) The area included within this Special Planning Area is appropriate for concentrations of medium and low density residential development because of its proximity to employment centers, a proposed light rail line, and freeway with potential for express bus service.
- (B) Office and Commercial uses are appropriately located in a central area, which is connected to all the neighborhoods by both roads and pedestrian paths.
- (C) This SPA encourages a jobs-housing relationship, pedestrian access to adjacent uses, effective infrastructure provision, and efficient use of land.
- (D) The application of standard land use zones cannot adequately address the development potential of the SPA.
- (E) This Special Planning Area is of sufficient size that the adoption of the regulations contained herein will not constitute the granting of a special privilege nor deprivation of property rights.
- (F) The Special Planning Area will provide for a reasonable use of the land and not cause undue hardship on the property owners.

512-211. EXHIBITS. Sections 512-212 THROUGH 512-218 regulate the property described in Section 512-212 and are attached hereto and by this reference incorporated in the SPA.

Section	512-212	Zinfandel Special Planning Area
Section	512-213	Circulation Diagram
Section	512-214	Zinfandel Development Standards
Section	512-215	Zinfandel Land Use Plan
Section	512-216	Mining Overlay Areas
Section	512-217	Open Space/Recreation Diagram
Section	512-218	Phasing Diagram
Section	512-219	Mather Approach/Departure Use Restriction Table
Section	512-220	Roadway Phasing Diagram and Roadway Sections

Exhibit "A" Zinfandel SPA Design Guidelines

LOCATION MAP



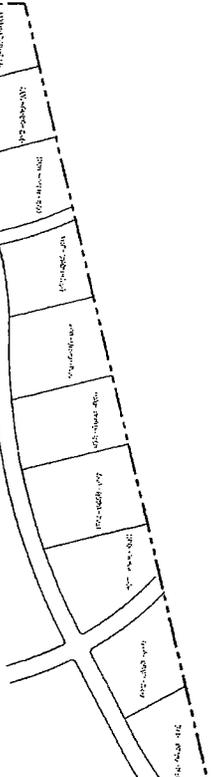
073-0600-004

072-0070-002

085-0650-003

007-0010-002

CENTRAL CENTER BUSINESS PARK



NASSIP
MEDICAL CENTER

087-0010-002

NATHAN FIELD



NATHAN FIELD
COURTY AVENUE FACILITY
087-0010-002

ZINFANDEL SPECIAL PLANNING AREA

517 - 212
SPECIAL PLANNING AREA
MARCH, 2002

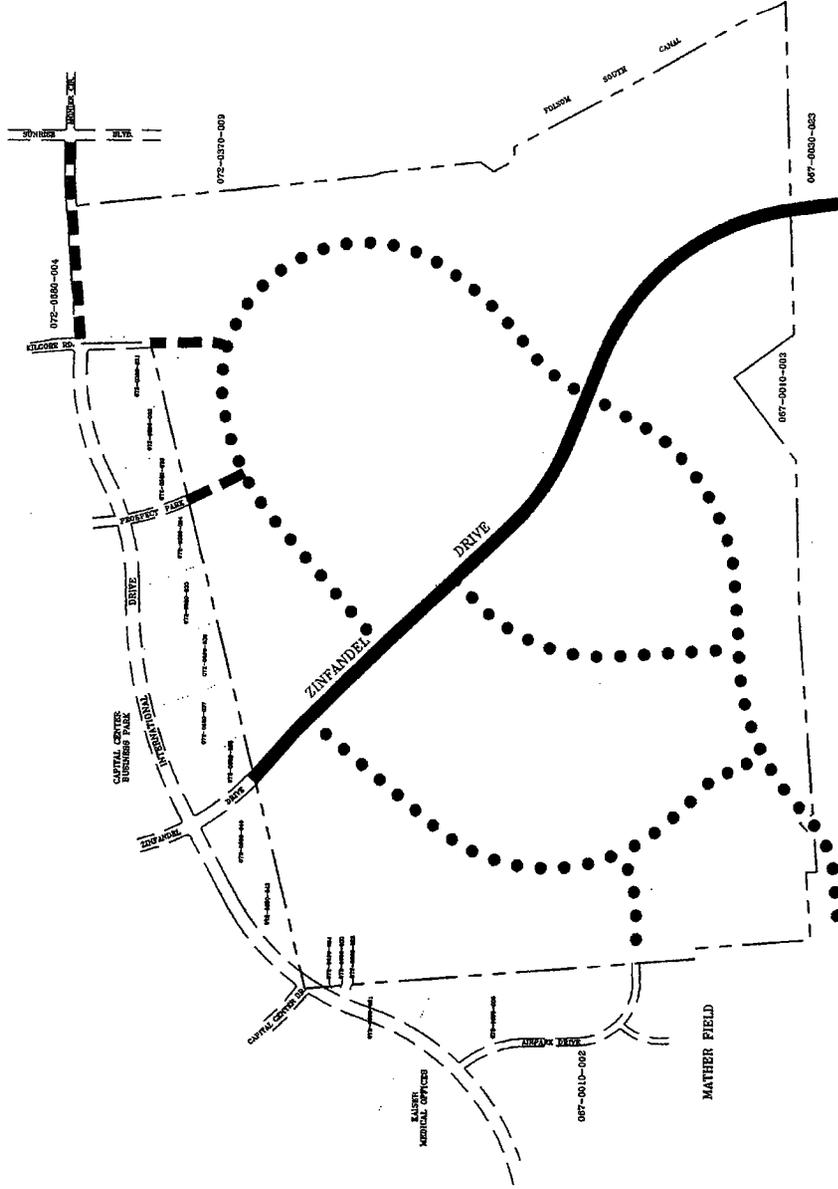
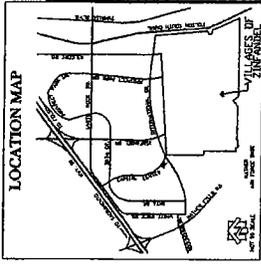


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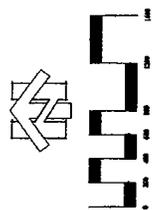
CIRCULATION PLAN

VILLAGES OF ZINFANDEL

SACRAMENTO COUNTY, CALIFORNIA



- LEGEND**
- THOROUGHFARE (6 LANES)
 - ARTERIAL (4 LANES)
 - COLLECTOR (2 LANES)



512 - 213
CIRCULATION PLAN
MARCH, 2002

G.C. WALLACE OF CALIFORNIA, INC.
Engineers/Planners/Surveyors
10000 Folsom Blvd., Suite 1000, Folsom, CA 95630

THE VILLAGES OF ZINFANDEL

DESIGN GUIDELINES

Land Use	Single-Family Residential Conventional	Single-Family Residential Cluster	Multi-Family Residential	Commercial	Business-Professional	Light Industrial [5]
Zoning	LD	LDC	MD	RC	BP	LI
Density	3-5 DU/AC	7-15 DU/AC ANC 9 DU/AC	15-20 DU/AC	N/A	N/A	N/A
Comparable County Zone/ Permitted Uses	RD-3, RD-4, RD-5	RD-7, RD-10, RD-15	RD-15, RD-20	SC, BP, RD-15, RD-20	BP, MP	MP, M-1
Setbacks Front (Min.)	20'	10'	25'	25' / 0' [3]	25' with 10' landscape area	25' with 10' landscape area
Interior Side (Min.)	5' for one or two-story unit	0' min./ 10' between units	one-story or 20' max. ht. = 25', if two stories or more than 20' height = 100' from S.F. resid.	25'	20'	10' if adjacent to non-residential areas, 50' landscaped area if adjacent to residential areas
Street Side/Corner (Min.)	12.5'	5'-living area 3'-garage	25'	25'	25'	25' with 10' landscape area
Rear (Min.)	20% of avg. lot depth, 10' min. for one-story, 15' min. for two story [1]	0' [2]	See Zoning Code	25'	25'	10' if adj. to non- residential areas, 50' landscaped area if adjacent to residential areas
Projections (Max.)	2'	2'	N/A	N/A	N/A	N/A
Ancillary Structures/ Pools	5'	5'	25'	See Zoning Code	See Zoning Code	See Zoning Code
Garage (Min.)	20'	0'	25'	N/A	N/A	N/A
Distance Between Units (Min.)	10' for one or two- story	7' for one or two-story	10'	N/A	N/A	N/A
Height (Max.)	30' two-stories	35' two stories	40' three-stories	24-40', see Zoning Code	24-40', see Zoning Code	24-40', see Zoning Code
Lot Width (Min.)	RD-3 & 4 = 65' RD-5 = 52 interior, 62' corner lots	58'	N/A	N/A	N/A	N/A
Area Lot Area (Min.)	RD-3 = 10,000s.f. RD-4 = 8,500s.f. RD-5 = 5,200 s.f. int., 6,200s.f. corner	3,000 s.f.	N/A	10,000s.f.	10,000s.f.	10,000s.f.
Open Space Area (Min.)	10% of the buildable lot area	400s.f. usable rear yard area	one-story:10' two-story:15' three-story:20'	N/A	N/A	N/A
Parking (Min.) (consult Zoning Code for Use-Specific requirements)	2 spaces per residential lot within the lot's buildable area/driveway	2-car garage per dwelling unit within the lots buildable area/ driveway	2+ bdrm. units= 2 spaces per unit; 1 bdrm. units=1.5 spaces per unit; 0.6 guest spaces per unit	4.5 spaces per 1000 s.f. of gross floor area	4.5 spaces per 1000 s.f. of gross floor area	3 spaces per 1000 s.f. of gross floor area
Driveways (Min. Depth)	20'	18'	N/A	N/A	N/A	N/A
Walls and Fencing	6' wall or fence at rear/side yard	Perimeter & side/rear yard wall or fence max. 6' ht.	Perimeter wall or open fence max. 6' in height	6' masonry wall adj. to loading docks or other noise sources [4]	6' masonry wall adj. residential areas, 2.5'adj. to street R.O.W	As set forth in Zoning Code Title III, Chapter 1, Article 5

[1] This setback is for residential lots less than 125' in depth. See Zoning Code for lots more than 125' in depth.

[2] Rear yard dimensions vary. Usable rear yard area will be a minimum of 400 s.f. located directly accessible to the units' living area.

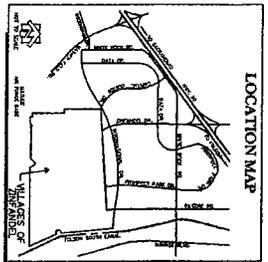
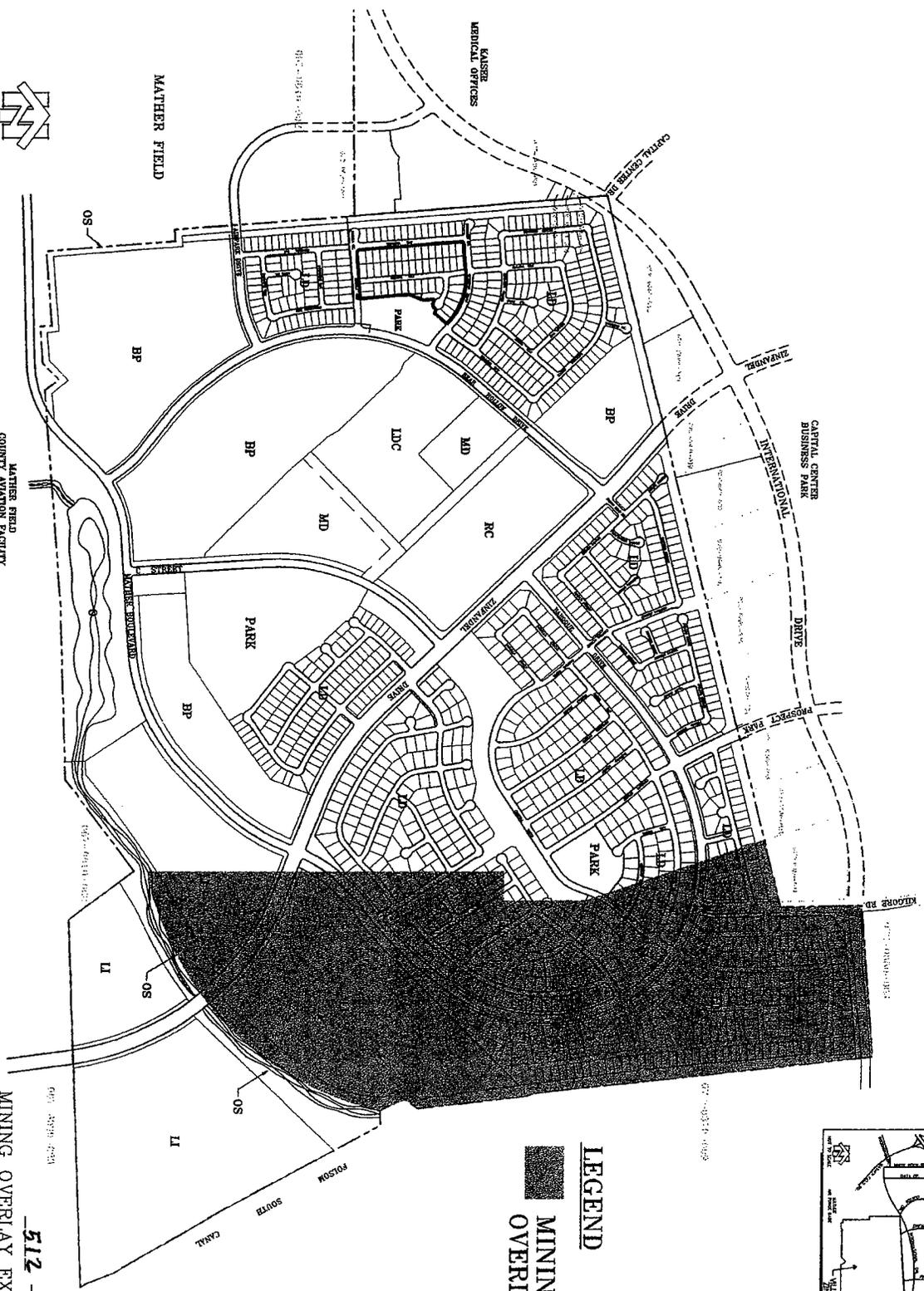
[3] Front setbacks along all streets, except "Main Street", shall be 25' with a corresponding 25' of landscaping. Front setbacks along "Main Street" within the Villages Core area may be reduced to 0' provided that primary building entries are oriented toward the Main Street.

[4] Masonry wall adjacent to the Commercial site may be deleted based on the greenbelt providing separation from residential uses. A noise study shall be required to verify need for partial noise wall screening adjacent to loading docks or other commercial noise sources.

[5] Light Industrial land uses will be consistent with the CLUP.

VILLAGES OF ZINFANDEL

MINING OVERLAY EXHIBIT
SACRAMENTO COUNTY, CALIFORNIA



LEGEND
 MINING OVERLAY



MATHER FIELD
COUNTY AVIATION FACILITY
6527 - 5014 - 4023

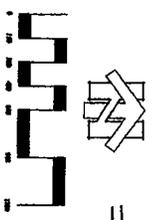
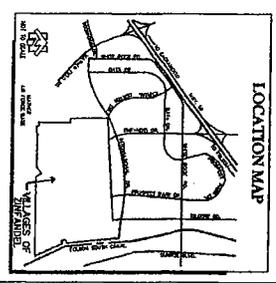
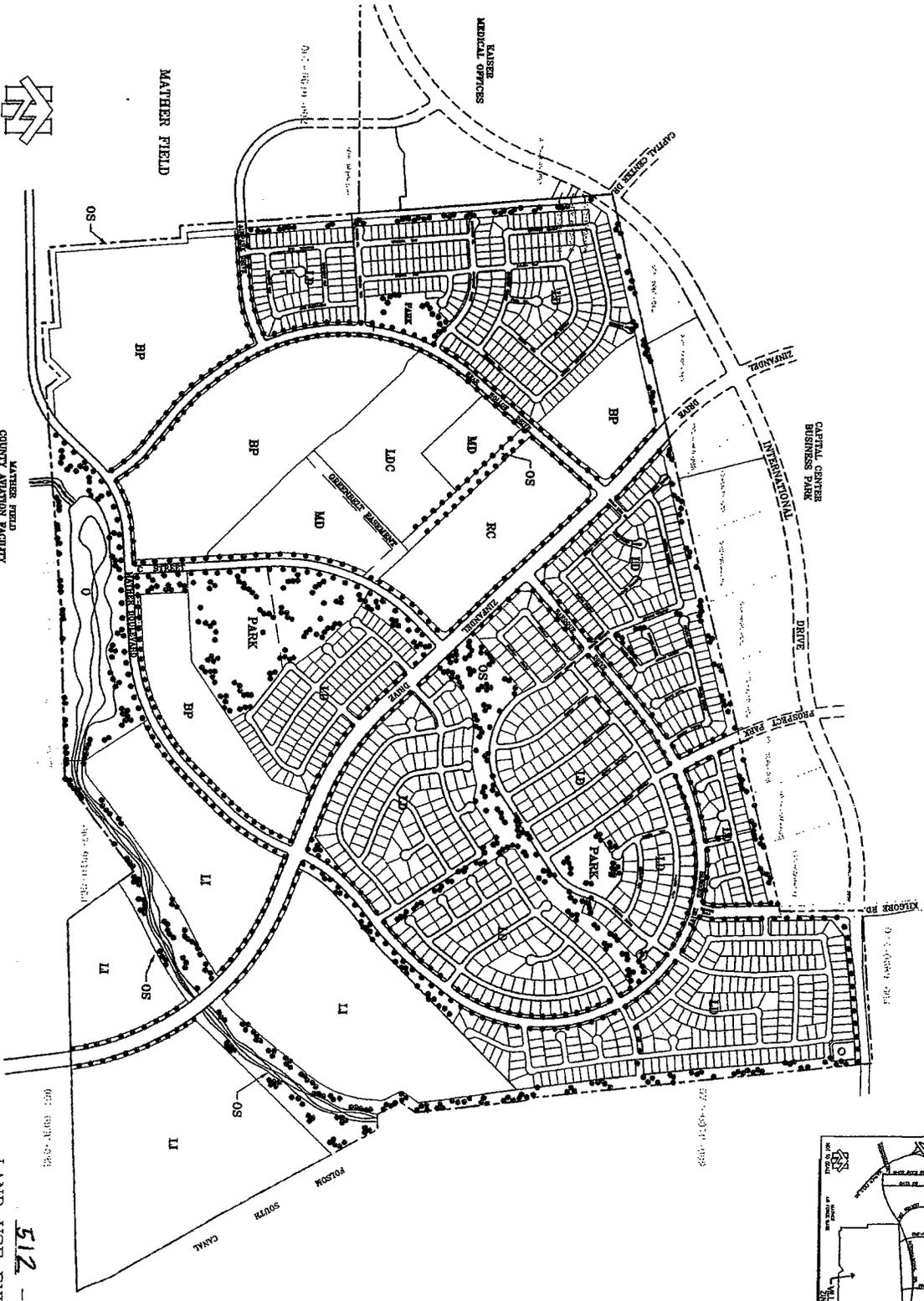
640 AVENUE 200A
512 - 216
 MINING OVERLAY EXHIBIT
 JUNE 2002

G.C. WALLACE OF CALIFORNIA, INC.
 2000 MARKET STREET, SUITE 200, SACRAMENTO, CALIFORNIA 95811
 (916) 442-1100 FAX (916) 442-1101

LAND USE EXHIBIT

VILLAGES OF ZINEANDEL

SACRAMENTO COUNTY, CALIFORNIA



MATHER FIELD
COUNTY AVIATION FACILITY
487-9814-4928

512 - 215

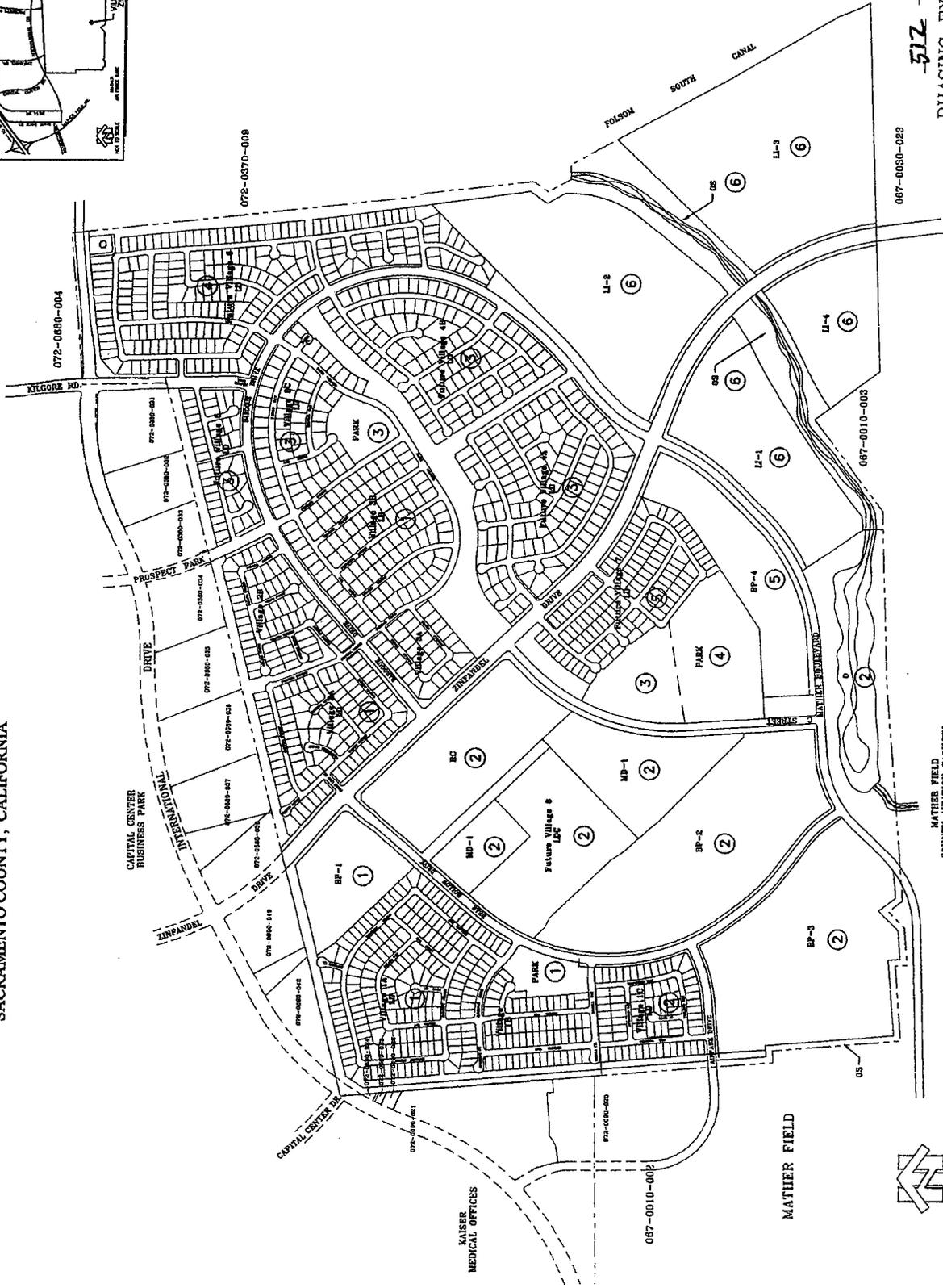
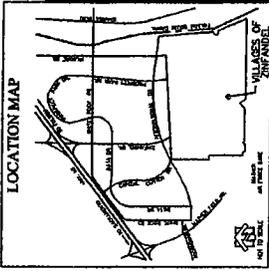
LAND USE EXHIBIT
JUNE 2002

C.C. WALLACE OF CALIFORNIA, INC.
LAND USE EXHIBIT
JUNE 2002

PHASING EXHIBIT

VILLAGES OF ZINFANDEL

SACRAMENTO COUNTY, CALIFORNIA



512 - 218
PHASING EXHIBIT
JUNE 2002

087-0030-023

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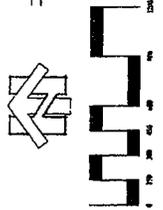
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NOTE:
① PHASE OF DEVELOPMENT

MATHER FIELD
COUNTY AVIATION FACILITY
087-0010-006



G.C. WALLACE OF CALIFORNIA, INC.
Exploratory/Planners/Surveyors
1000 N. 10th St., Ste. 1000, Sacramento, CA 95811
(916) 441-1111

MATHER APPROACH/DEPARTURE
RESTRICTED USES
IN THE LIGHT INDUSTRIAL AREA

The following table provides a list of uses permitted in the Light Industrial (LI) area of the SPA subject to the Mather Field Comprehensive Land Use Plan (CLUP) Approach-Departure Zone. The uses listed below are divided into two categories; the first section addresses industrial uses, and the second section addresses commercial uses. Each use listed below is followed by an indication of whether the uses is permitted, conditionally permitted, not permitted, or subject to special review by the Airport Land Use Commission (ALUC) staff.

KEY:

- "X" indicates that the use is permitted.
- "#" a number indicates that the use is permitted subject to additional criteria provided in Section 230-13 of the Zoning Code for Industrial uses and Section 225-14 of the Zoning Code for Commercial uses.
- "NP" indicates that the use is not permitted within the Approach-Departure Zone.
- "PI" indicates that the use is potentially incompatible with the, Approach-Departure Zone and such use shall be subject to Development Plan Review by the Planning Director and forwarded to the ALUC staff for individual compatibility review to determine consistency with the Mather Field Airport CLUP.

PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS

USES		
A.	Autos and Trucks	
1	Painting	R
2	Reconditioning	R
3	Repair and Overhauling	R
4	Upholstering	R
5	Repair Garage, Machine Repair and Overhaul	R
6	Tire Shop, including Sales and Installation	R
7	Inspection Station	R
8	Automobile Service Station	NP
9	Auto and Truck Rental or Lease Agency	R
10	Armored Car Service	R
11	Antique Auto, Storage and Rebuilding	R
12	Car Wash Without Gas Pumps	R
13	Bus and Freight Depot and Truck Terminal	NP
14	Mobilehome, Commercial Coach - Storage	PI (18)
15	Motorcycle - Repair, Dismantling	PI (12)
16	Auto and Truck Auction	R
B.	Amusements	
1	Drive-in Theaters	NP

**MATHER APPROACH/DEPARTURE
RESTRICTED USES
IN THE LIGHT INDUSTRIAL AREA
(Continued)**

2	Dance Halls	NP
3	Driving Ranges	PI (2)
4	Shooting Galleries	PI (2)
7	Stadiums	NP
8	Circus	NP
C.	Animal and Fiber Processing	
2	Olive Processing Plant	PI (13)
3	Canneries	PI (13)
4	Butcher, Wholesale (Excluding Slaughterhouse)	PI (12)
5	Honey Extraction	PI (1)
6	Winery, Brandy Distillery or Brewery	PI (13)
7	Manufacture of Sauerkraut, Vinegar, Yeast	PI (13)
14	Manufacturing, Compounding or Processing of Such Products as:	
	(a) Bakery Goods	PI (1)
	(b) Candy	PI (1)
	(c) Dairy Products	PI (1)
	(d) Meat Products	PI (1)
	(e) Other Food Products (Excluding Fish, Meat Sauerkraut, Wine, Yeast, and Rendering of Fats and Oils)	PI (1)
	(f) Fruits and Vegetables (Packing Only)	PI (12)
	(g) Perfume	PI (1)
	(h) Toiletries	PI (1)
	(i) Cosmetics	PI (1)
	(j) Drugs	PI (1)
D.	Commercial Uses	
1	Bottled Gas Sale & Related Storage	NP
2	Building Trades Contractor's Office, Service Yard; Workshop	PI (1)
3	Lumber Yard - New and Used, Sales and Storage	PI (1)
4	Coffee Shop, Snack Bar, Delicatessen, Cafeteria When Located as One Tenant in a Building and Not Occupying More than 15% of the Total Floor Area (See K-3)	NP
5	Firewood, Fuel - Sales and Storage	NP
6	Hay, Seed, Grain, and Farm Equipment Store	PI (1)
7	Nursery, Wholesale	R
8	Parts Sales When Incidental to a Permitted Use and Sales and Stockroom Area Does Not Exceed 25% of the Total Floor Area	R
9	Offices, When Incidental to a Permitted Use and Does Not Exceed 25% of the Total Floor Area of the Permitted Use	R
10	Manufacturing and Distribution of Pools, Spas - Sales and Display Permitted as an Incidental Use Provided it Does Not Exceed 25% of the Total Floor Area	PI (1)
11	Mail Order Business	R
E.	Government Uses, Buildings and Airports	
1	Federal and State Buildings, Facilities, and Grounds	R
2	Other Government and Public Buildings, Facilities, and Grounds	PI (12)
3	Public and Government Uses Within Privately-owned Buildings, Facilities, and Grounds	PI (16)

MATHER APPROACH/DEPARTURE
RESTRICTED USES
IN THE LIGHT INDUSTRIAL AREA
(Continued)

4	Privately-owned Uses Within Public and Government-owned Buildings, Facilities and Grounds	PI (17)
5	Public Use Airports, Aircraft Landing Fields, and Heliports	PI (4)
6	Local Agency Building, Grounds (Defined, Government Code Section 53090)	PI (12)
7	School District Nonclassroom Facilities	PI (12)
8	Private Airports, Landing Fields and Heliports Approved by CAD and FAA	PI (12)
F.	Industrial Yard Use	
1	Draying and Freight Yard	PI (1)
2	Feed and Fuel Yard	NP
3	Truck Terminal Yard	PI (1)
5	Lumber Yard	PI (10)
8	Contractor's Storage Yard	PI (1)
9	Machinery Rental Yard	PI (1)
10	Public Utility Service Yard	PI (1)
F.	Industrial Yard Use(continued)	
15	Building Materials Sales Yard	PI (9)
16	Military Surplus Equipment and Goods	PI (1)
17	Parking Yard for Damaged Vehicles	PI (1)
17.5	Parking Yard for Towed Operable Vehicles (Requires On-site Office for Vehicle Retrieval)	PI (1)
18	Recycling Center	R
20	Hazardous Waste, Storage, Disposal Facility (TSD)	NP
21	Junk Tire Handling, including: Junk tire Recycling, Shredding, Cutting, Splitting and/or Storage	NP
22	Storage of Dismantled Vehicles	PI (18)
24	Moved Building Storage, Temporary (7 Days or Less)	PI (20)
G.	Manufacturing and Fabrication Uses	
8	Ice Manufacture and Cold Storage	PI (1)
14	Planing and Sawmills	PI (1)
23	Garment Manufacture	PI (12 or1)
24	Machinery Shop Uses:	
(a)	Blacksmith Shops	PI (11)
(b)	Cabinet or Carpenter Shops	PI (12 or11)
(c)	Electric Motor Rebuilding	PI (12 or11)
(d)	Machine Shops	PI (12 or11)
(e)	Sheet Metal Shops	PI (12 or11)
(f)	Welding Shops	PI (12 or11)
(g)	Plumbing Shops	PI (12 or11)
(h)	Manufacturing, Compounding, Assembly, or Treatment of Articles or Merchandise from Previously Prepared Metals	PI (12 or11)
31	Electric or Neon Sign Manufacture	PI (1)
32	Boat Building	PI (12)
33	Manufacturing, Compounding, Assembly or Treatment of Articles or Merchandise from the Following Previously Prepared Materials:	
(a)	Bone	PI (12 or1)

**MATHER APPROACH/DEPARTURE
RESTRICTED USES
IN THE LIGHT INDUSTRIAL AREA
(Continued)**

	(b) Canvas	PI (12 or1)
	(c) Cellophane	PI (12 or1)
	(d) Cloth	PI (12 or1)
	(e) Cork	PI (12 or1)
	(f) Feathers	PI (12 or1)
	(g) Felt	PI (12 or1)
	(h) Fibre	PI (12 or1)
	(i) Fur	PI (12 or1)
	(j) Hair	PI (12 or1)
	(k) Horn	PI (12 or1)
	(l) Glass	PI (12 or1)
	(m) Leather	PI (12 or1)
	(n) Paper, No Milling	PI (12 or1)
	(o) Precious or Semiprecious Stones or Metals	PI (12 or1)
	(p) Plaster	PI (12 or1)
	(q) Plastic	NP
	(r) Shells	PI (12 or1)
	(s) Textiles	PI (12 or1)
	(t) Tobacco	PI (12 or1)
	(u) Wood	PI (12 or1)
	(v) Yarns	PI (12 or1)
34	Rubber and Metal Stamps, Musical Instruments, Toys and Novelties	PI (12)
35	Lightweight Nonferrous Metal Casting Foundry	PI (12 or1)
36	Ceramic Products Using Only Previously Pulverized Clay and Fired in Kilns Using Electricity or Gas Only	PI (2)
37	Air Separation Plant	PI (2)
H.	Processing and Assembly Uses	
3	Book Binding	PI (12)
4	Bottling Plants	PI (1)
5	Printing Shops, Lithography, Publishing	PI (1)
6	Milk Products Plant, Dairy	PI (1)
7	Carpet and Rug Cleaning Plants	PI (1)
8	Laundries, Cleaning and Dyeing Plants	PI (1)
9	Tire Retreading, Recapping and Rebuilding	PI (1)
10	Assembly of Small Electrical and Electronic Equipment	PI (1)
11	Assembly of Plastic Items From Finished Plastics	PI (1)
12	Rubber Fabrication or Products Made From Finished Rubber	PI (1)
13	Egg Processing Facilities	PI (1)
14	Photographic Chemical Processing and Wholesale Distribution	PI (1)
I.	Storage and Warehouse Uses	
2	Storage and Distribution of Bottled Gas	NP
3	Wholesaling and Warehousing	PI (1)
4	Commercial Grain Elevators	PI (1)
5	Frozen Food Lockers- Cold Storage	PI (14)
6	Automobile, Recreational Vehicle and Boat Storage	PI (14)
7	Storage Building- mini	PI (14)

MATHER APPROACH/DEPARTURE
RESTRICTED USES
IN THE LIGHT INDUSTRIAL AREA
(Continued)

8	Moving and Storage	PI (1)
9	General Storage	PI (1)
J.	Services	
1	Janitorial	R
2	Pest Control	R
3	Disinfecting and Fumigating	R
4	Gardening and Landscaping- Service Yard and Work Shop	PI (1)
5	Trailer Sale, Rental Service (Utility Trailers Only/not for Habitation)	PI (1)
6	Tree Service	PI (1)
7	Delivery Service	R
8	Taxicab Service and Storage	PI (14)
9	Laboratory, Medical, Dental or Optical	R
10	Laboratory, Research, Experimental	R
11	Laboratory, Materials Testing	PI (12)
12	Appliance, Radio and Television, Repair Shop	R
13	Grinding-Sharpening Service	PI (1)
14	Blueprinting- Photostating Service	R
15	Boat Service and Repair	PI (1)
16	Upholstery, Furniture Cleaning	PI (1)
17	Equipment Rental Agency	PI (1)
18	Gunsmith	R
19	Pool Service	PI (1)
20	Drafting Service	R
21	Locksmith, Safe Repair Shop	R
22	Towing Service	PI (1)
23	Tree Service	PI (1)
24	Child Care Center	NP
25	Security Service	R
26	Video Tape-Editing, Processing	R
K.	Miscellaneous	
1	Funeral Establishment	NP
2	Kennel, Cattery, Board or Training	PI (14)
3	Café/restaurant- Free Standing or Occupying More than 15% of a Building (Sec Sec.230-11 D.4)	NP
4	Trade School	NP
5	Veterinary Hospital	NP
6	Agricultural Uses	R
7	Home Occupations	R
8	The Non-residential uses Listed in Section 225-11 (Commercial Table) Except Those Non-residential Uses Listed in this Matrix	PI (12)
8.5.	The Non-residential uses Listed in Section 225-13 (Commercial Table) Except Those Non-residential Uses Listed in this Matrix	PI (13)
9	Signs, as Provided in Title III, Chapter 35, Article 1, General Provisions	X
10	Signs, Off-Site, as Provided in Title III, Chapter 35, Art. 1, Sec. 335-12	21
10.5.	Sign Relocation-Off Site	22
11	Signs, On-Site, as Provided in Title III, Chapter 35, Articles 2.1 and 2.2	X
12	Special Permits	PI (12)

MATHER APPROACH/DEPARTURE
 RESTRICTED USES
 IN THE LIGHT INDUSTRIAL AREA
 (Continued)

13	Residence for Night Watchman or Caretaker	14
14	Irrigation Disposal of Wastewater as Defined in Section 130-99.1	PI (13)
15	Lagoon Disposal of Wastewater as Defined in Section 130-103-5	PI (13)
16	Gas and Oil Wells (See Section 301-19)	NP
17	Public Utility & Public Service Facility	PI (15)
18	Condominiums, Industrial	PI
19	Temporary Concession Stand	PI (19)
20	Labor Union Hall	NP
21	Certified Farmers Market	NP
22	Church	NP
23	Surface Mining	24
24	Adult Book Stores	NP
25	Adult Motion Picture Theaters	NP
26	Adult Live Theater	NP
27	Adult Video Tape Stores	NP
28	Emergency Shelter	NP

PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

A. Automotive Sales, Services, Repair	
2.0 Auto rental or lease agency, including limousine service	37
B. BUSINESS SERVICES	
1.0 Addressing and mailing services	PI
2.0 Advertising business	PI
3.0 Alarm/warning system - sales and service	NP
7.0 Blueprinting-photostating services	X
8.0 Computer programming/software and system design	NP
9.0 Computer sales, rental and lease	NP
10.0 Computer service and training	NP
11.0 Data processing service (see Section 130-53)	NP
12.0 Delivery service	X
13.0 Disinfecting-fumigating service	X
14.0 Drafting service	X
18.0 Janitorial service	X
19.0 Locksmith - safe repair shop	X
19.5 Mail or delivery service pick-up station	NP
20.0 Locksmith - key and lock shop	X
21.0 Mail order business	X
22.0 Messenger service	X
23.0 Office machines and equipment sales and minor repair	NP
24.0 Pest control service	X
25.0 Photocopy service	NP
26.0 Print shop	NP
27.0 Printing Plant	X
29.0 Sign, on-site	X

MATHER APPROACH/DEPARTURE
 RESTRICTED USES
 IN THE LIGHT INDUSTRIAL AREA
 (Continued)

30.0 Stenographic service	X
31.0 Studio - radio, television, recording	NP
32.0 Telegraph office	NP
33.0 Telephone answering service	NP
34.0 Ticket agency	NP
35.0 Wholesale distributor's service facility	14
C. HEALTH SERVICES	
1.0 Acupuncture or acupuncture office	NP
1.5 Adult Day Health Center	NP
2.0 Ambulance Service	NP
3.0 Clinic, child-family guidance	NP
4.0 Clinic, counseling	NP
4.5 Clinic, diet counseling with incidental sales of diet products	NP
5.0 Clinic, kidney dialysis	NP
6.0 Clinic, physical therapy	NP
7.0 Convalescent hospital	NP
8.0 Eyeglasses, frames, contact lens - sales and service	NP
9.0 Hearing aids - sales and services	NP
10.0 Hospital	X
11.0 Laboratory - medical, dental or optical	NP
12.0 Laboratory - research, analysis	NP
13.0 Medical or dental office	NP
17.0 Orthopedic Appliances sales/service	NP
D. PERSONAL SERVICES	
4.0 Child care center	NP
5.0 Dressmaker	NP
9.0 Reducing-body building/aerobics studio	PI
10.0 Shoe shine parlor	NP
11.0 Studio - dance, voice, music, gymnastics	NP
12.0 Tailor	NP
13.5 Wedding chapel	NP
15.0 Dating service (computerized video matching)	NP
E. MISCELLANEOUS SERVICES	
6.0 Laboratory, materials and testing	PI (14)
7.0 Laundromat, self-service	NP
8.0 Laundry or cleaning agency, retail (on-site cleaning permitted)	X
9.0 Laundry or cleaning pick-up station	X
11.0 Parking lot or garage as primary use	48
12.0 Photography studio, including incidental processing	NP
13.0 Picture framing shop	NP
15.0 Storage building-mini	X
18.0 Travel agency	NP
19.0 Veterinarian-animal hospital	NP
20.0 Warehousing and storage	X
21.0 Welding shop	14

MATHER APPROACH/DEPARTURE
 RESTRICTED USES
 IN THE LIGHT INDUSTRIAL AREA
 (Continued)

F. REPAIR SERVICES	
1.0 Appliance repair shop	X
4.0 Shoe repair shop	X
5.0 Television and radio repair shop	X
G. EATING/DRINKING/LODGING	
6.0 Delicatessen	NP
11.0 Restaurant-coffee shop-cafeteria	NP
12.0 Soda fountain-ice cream parlor	NP
13.0 Snack bar incidental to a park, boat dock, other water-oriented use	NP
H. ENTERTAINMENT/RECREATION SERVICES	
21.0 Physical fitness studio	NP
23.0 Recreation facility, indoor	NP
24.0 Recreation facility, outdoor	NP
I. FOOD, DRUG, LIQUOR SALES	
13.0 Prescription pharmacy	NP
J. GENERAL MERCHANDISE SALES	
8.0 Electronic equipment store	NP
11.0 Florist	NP
13.0 Gift-card shop	NP
14.0 Gunshop-Gunsmith	NP
17.0 Hotel-restaurant equipment sales	NP
19.0 Lapidary shop	NP
21.0 Music store, including instrument repair	NP
22.0 Newspaper-machine stand	X
24.0 Office machine and equipment sales and minor repair	NP
29.0 Photographic supply-camera store	NP
30.0 Pool table sale and repair service	NP
35.0 Stamp-coin store	NP
36.0 Stationery store	NP
38.0 Tobacco shop	NP
42.0 Wholesale store	NP
K. HOME ACCESSORIES AND SERVICE	
4.0 Floor covering, drapery or upholstery store	NP
5.0 Furniture cleaning, refinishing, reupholstering shop	37
8.0 Interior decorator's service yard and workshop	14
L. RECREATION EQUIPMENT SALES	
10.0 Saddlery shop	NP
M. MANUFACTURING/PROCESSING	
1.0 Assembly - light manufacturing	40
4.0 Cabinet shop	14
9.0 Machine Shop	14
10.0 Photographic processing plant, wholesale facility	X
11.0 Recycling center	X

MATHER APPROACH/DEPARTURE
RESTRICTED USES
IN THE LIGHT INDUSTRIAL AREA
(Continued)

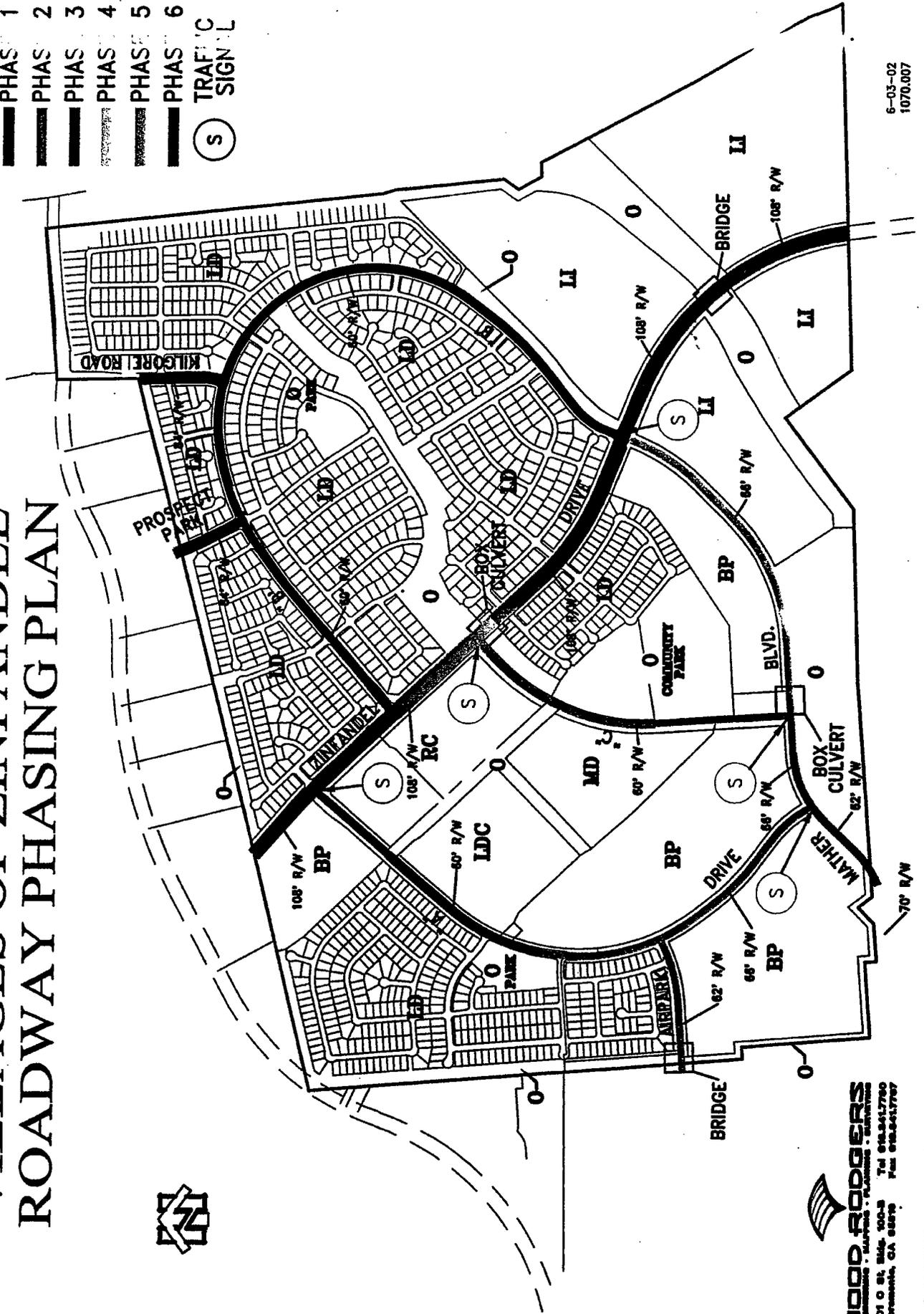
N. MEMBERSHIP ORGANIZATIONS	
1.0 Church	NP
3.0 Labor union temple	NP
4.0 Lodge-fraternal hall	NP
O. OFFICES	
1.0 Accountants, bookkeepers office	NP
2.0 Bank, savings and loan, finance, loan, credit office	NP
3.0 Building trades contractors office	NP
4.0 Business or professional office	NP
5.0 Collection, counseling, personnel office	NP
6.0 Insurance office	NP
7.0 Interior decorator office	NP
8.0 Medical or dental office	NP
9.0 Public relations or advertising office	NP
10.0 Real estate office	NP
P. PUBLIC FACILITIES	
1.0 Privately-owned uses within public and government-owned buildings, facilities and grounds	PI (42)
2.0 Public and government-owned building and facility, federal and state	PI
3.0 Public and government-owned buildings and facilities other than federal and state	PI (14)
4.0 Public and government uses, other than Federal and State, within privately-owned buildings, facilities and grounds	PI (41)
4.5 Federal and State uses within privately-owned buildings, facilities and grounds	PI
5.0 Public utility and public service facility	PI (39)
R. RESIDENTIAL	
2.0 Home occupation	NP
3.0 Residence of a caretaker, proprietor or owner of a permitted use	NP
S. SCHOOLS	
1.0 Business school	NP
2.0 Charm, culture school	NP
4.0 Driving school	NP
5.0 Other private school	NP
8.0 Self-defense, judo, boxing, gymnastics, swimming or similar activities	NP
9.0 Trade school	NP
T. TRANSPORTATION FACILITIES AND SERVICE	
7.0 Parking lot garage (primary use)	48
U. PERMITS	
1.0 Certificate of nonconforming use	X
2.0 Home occupation	X
3.0 Special development permit	14
5.0 Temporary uses	8
Accessory comfort features	26

MATHER APPROACH/DEPARTURE
RESTRICTED USES
IN THE LIGHT INDUSTRIAL AREA
(Continued)

Basements, entirely below ground	X
Canopies	28
Christmas tree sales	29
Customer conveniences	30
Fences	31
Landscaping features	32
Light standards & fixtures	33
Parking, customer or employee	27
Parking, commercial vehicle storage	27
Parking, underground garages	X
Recycling collection point	X
Service station pump islands	NP
Signs permanently attached to ground	18
Swimming pools for motel or hotel patrons	NP

FIGURE 3 VILLAGES OF ZINFANDEL ROADWAY PHASING PLAN

- PHAS 1
- PHAS 2
- PHAS 3
- PHAS 4
- PHAS 5
- PHAS 6
- TRAFFIC SIGN 'L'



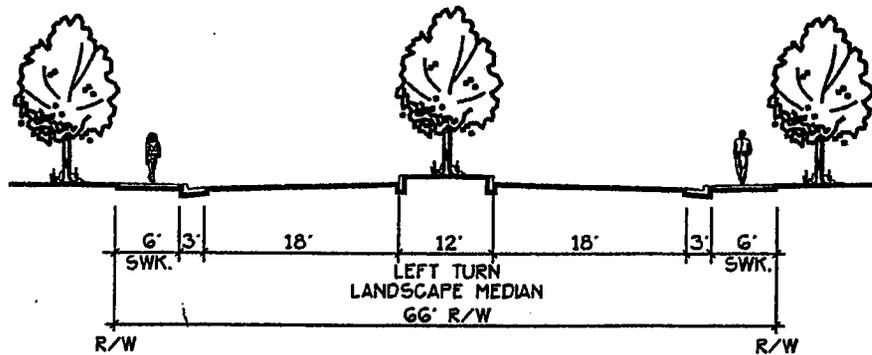
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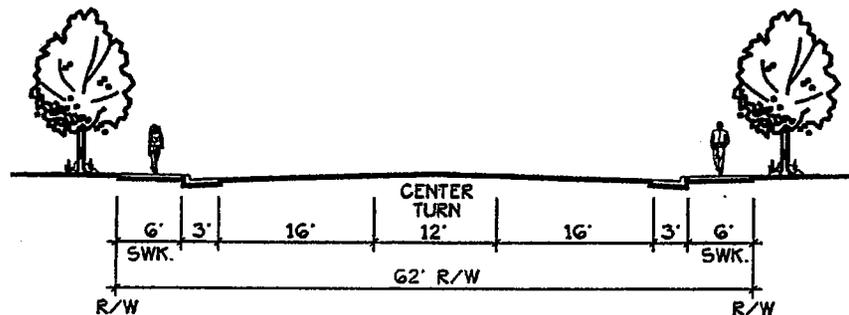
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VILLAGES OF ZINFANDEL COLLECTOR ROADWAY SECTIONS



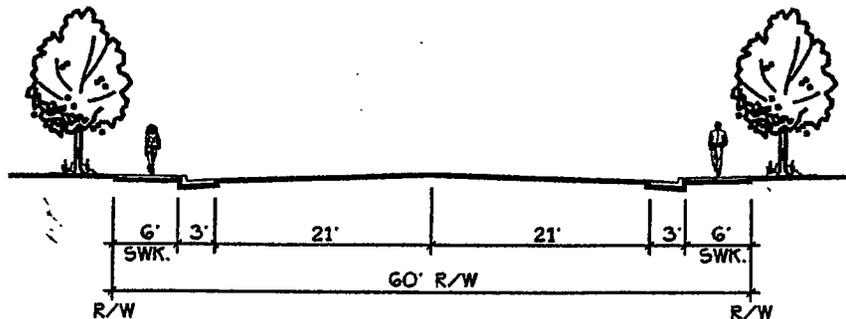
PROPOSED 66 FOOT SECTION

NOT TO SCALE



PROPOSED 62 FOOT STREET

NOT TO SCALE



PROPOSED 60 FOOT STREET

NOT TO SCALE



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**VILLAGES OF ZINFANDEL
SACRAMENTO COUNTY, CALIFORNIA**

Design Guidelines

**ADOPTED
MAY 24, 2000**

**AMENDED
January, 2002**

TABLE OF CONTENTS		PAGE
SECTION 1: INTRODUCTION AND PURPOSE		1
A.	Role of the Guidelines	1
B.	Development Review Process	1
C.	Permitted Uses Development Standards	1
SECTION 2: PROJECT DESIGN THEME		4
A.	Village Concept	4
B.	Key Project Elements	4
SECTION 3: CIRCULATION AND ACCESS		10
A.	Circulation System	10
B.	Village Street Pattern	10
C.	Major Streets	10
D.	Residential Streets	11
E.	Off-Street Trail System	12
SECTION 4: SITE PLANNING AND DESIGN		14
A.	Building Orientation	14
B.	Walls and Fencing	17
C.	Loading, Service/Storage Areas and Ground-Mounted Mechanical/Utility Equipment	20
D.	Lighting	20
E.	Signage	20
SECTION 5: ARCHITECTURE		21
A.	Intent	21
B.	Single-Family Residential	21
C.	Multi-Family Residential	22
D.	Non-Residential Uses	23
SECTION 6: SITE CONDITIONS AND LANDSCAPE DESIGN		25
A.	Site Conditions	25
B.	Landscape Design	25
LIST OF EXHIBITS		PAGE
1.	Land Use and Zoning Diagram	2
2.	Development Standards Table	3
3.	Conceptual Village Core	5
4.	Illustrative Open Space Map	6
5.	Linear Open Space / Drainageways	7
6.	Perimeter Berm	8
7.	Conceptual Village Main Street	11
8.	Pedestrian Trail / Residential Street Interface	13
9.	Residential Streets Adjacent Open Space	15
10.	Cluster Residential Development Prototype	16
11.	Soundwall	18
12.	Enhanced Wood Fence	19
13.	Recommended Plant Materials List	26
14.	Primary Entryways	28
15.	Major Street Intersections	29

SECTION 1: INTRODUCTION AND PURPOSE

A. ROLE OF THE GUIDELINES

This document establishes specific guidelines for the Villages of Zinfandel Plan Area governed by the Zinfandel Special Planning Area (SPA). These Guidelines are intended to provide design guidance for developers, as well as County staff and hearing bodies in the planning, review and approval of individual development projects within the SPA boundaries. The Guidelines are intended to implement the goals, objectives and policies of the Sacramento County General Plan, the Rancho Cordova Community Plan, and the Zinfandel Special Planning Area.

Development within the Villages of Zinfandel Plan Area will reflect a high level of design and community cohesiveness. The intent of the Special Planning Area and these Guidelines is to ensure that a viable community is created by the development of this project, rather than a series of unrelated residential or commercial subdivisions. This goal will be realized by following plan area-wide design concepts in site planning, architectural design, use of earthwork and landscape and the provision of public open space and buildings.

1. Project Goals

The following goals will guide prospective developers in the design of specific projects, and the reviewing authority in the review and approval of such development plans.

- a. Provide diversity in housing for the greater Rancho Cordova community, including several levels of economic diversity, ownership opportunities, design, and neighborhood appearance.
- b. Foster a sense of community and a neighborhood identity within individual neighborhoods while maintaining unity and a cohesive design image.
- c. Promote interaction and pedestrian circulation within and between neighborhoods.
- d. Establish a circulation system that may reduce the dependence on the automobile for daily trips to shopping, school, recreation, and employment.
- e. Provide landscaped areas and earth berms that signify the project area.
- f. Provide parks and open spaces of varying and interesting design that accommodate pedestrian activity, and provide for the recreation needs of the community while accommodating overland stormwater drainage.

B. DEVELOPMENT REVIEW PROCESS

The reviewing authority for Development Plan review within the Zinfandel Special Planning Area is the Sacramento County Planning Department unless a Conditional Use Permit, **Tentative Subdivision Map** or other action is required that falls under the purview of the County Zoning Administrator, Planning Commission, or Board of Supervisors. When reviewing project plans the reviewing body will first rely upon these Guidelines and then upon the County Zoning Code. Where a conflict arises, these Guidelines will prevail; where these Guidelines are silent the Zoning Code will control.

The reviewing authority is charged with interpreting these Guidelines liberally, with the primary intent of meeting the objectives and intent of the Zinfandel SPA and this document. The reviewing authority will determine whether deviation from a particular guideline is justified under the above criteria.

C. PERMITTED USES AND DEVELOPMENT STANDARDS

The Zinfandel SPA governs all uses and development standards for the Plan Area. A copy of the Land Use and Zoning Diagram, Exhibit 1, and the Development Standards Table, Exhibit 2, are provided herein for reference only. The SPA document is the prevailing document and should be reviewed for the specific requirement of each land use.

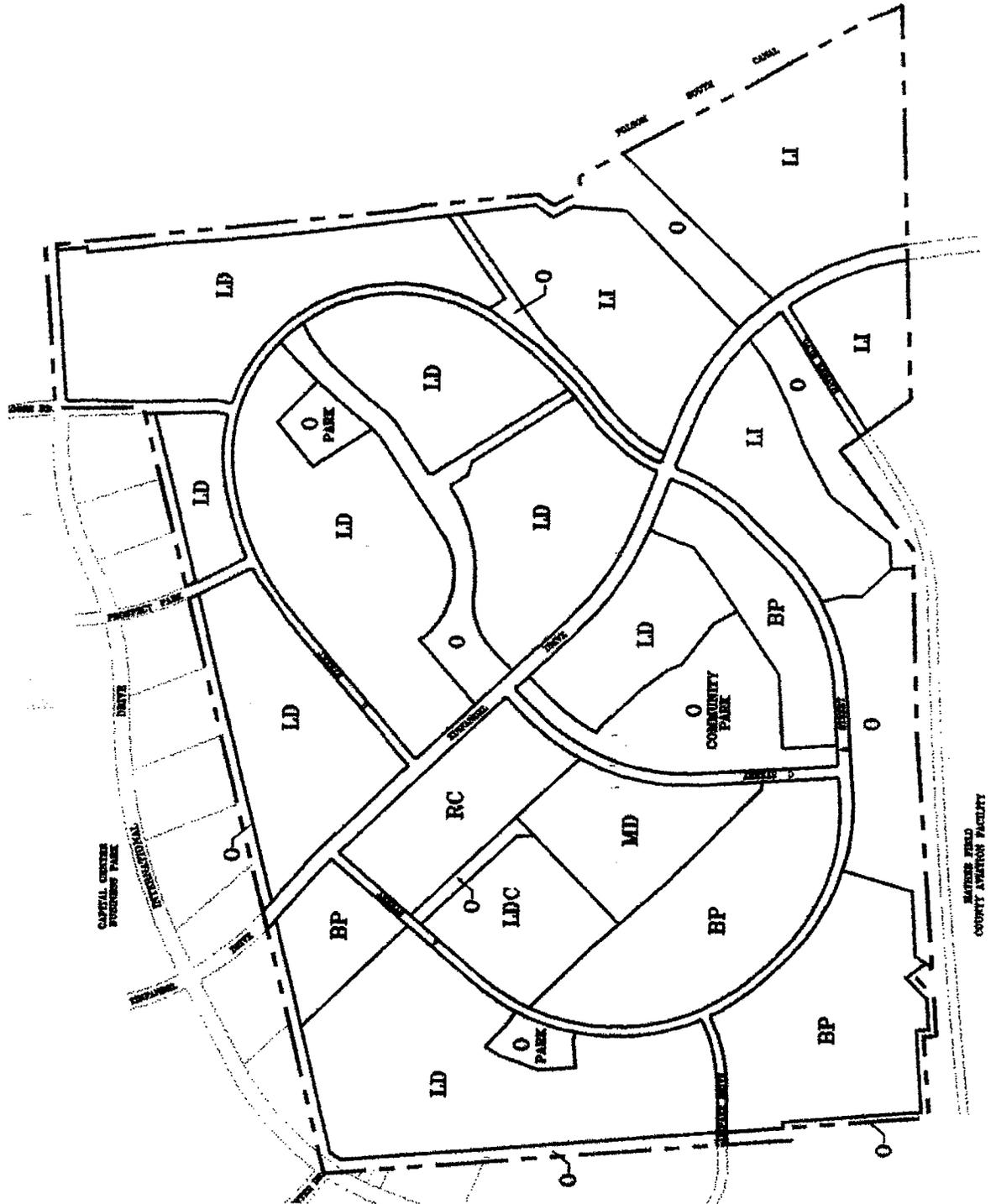


Exhibit 1, Land Use and Zoning Diagram

SECTION 2: PROJECT DESIGN THEME

A. VILLAGES CONCEPT

The overriding intent of these Guidelines is to foster community character throughout the Villages of Zinfandel Plan Area that promotes community activities, social interaction, and a strong cohesive image. Plan Area development will emphasize pedestrian-friendly streets, diversity of architectural styles, and a range of housing types and sizes. A comfortable and secure setting created by consistent elements seen throughout the community will include landscape and street treatments, outdoor furniture and amenities, lighting, community identity and directional signage and will reinforce neighborhood cohesiveness.

These Guidelines emphasize pedestrian-orientation. The fundamental intent is to reduce the impact of the automobile on both neighborhoods and the larger community. At the neighborhood level, this may be accomplished by creating a street scene that invites walking and interaction with neighbors by providing diverse architectural styles including porches, courtyards, detached and recessed garages and limiting on-street parking. Narrower residential streets will also be allowed, per request of the developer and approval during the development review process. At the larger level, this goal is realized by providing a mix of land uses and a mix of densities, and by providing circulation opportunities and facilities that encourage pedestrian, bicycle, and transit use, and make such modes of travel both secure and convenient.

The Guidelines emphasize the creation of a sense of identity and orientation for both pedestrian and visitors by incorporating a hierarchy of streets and a comprehensive open space and pathway system. In addition, these Guidelines establish a desirable community setting by utilizing wherever possible, natural drainage swales, windrows of trees, berms, and other specialized landforms and planting patterns.

B. KEY PROJECT ELEMENTS

1. Village Core Area

The Village Core Area is intended to function as the center of activity for the Plan Area. The area is located adjacent to Zinfandel Drive at approximately the geographic center of the project site. Although the predominant land use is expected to be retail/commercial, a mix of office, commercial and multi-family uses are anticipated and encouraged.

The Village Core Area includes the Commercial, and Medium-Density **Multi-family, Single-family Cluster** residential designations ~~as well as community park~~ and open space. Office uses are allowed in the Core Area to encourage the diversity of uses. Institutional uses, such as churches, schools, day care and membership organizations, as well as public uses, such as transit, postal, park, utility, public safety, and any other public facilities may also be included in the Village Core Area. The Conceptual Village Core Area is shown in Exhibit 3.

2. Parks, Open Space and Elementary School

A major element of the quality of life that the Plan Area will create for its residents is an accessible open space system that will serve to soften the built environment, while performing several crucial functions. The park, open space and school system consists of an elementary school site, parks of varying sizes and functions, linear open space, greenbelts and drainageways, the perimeter berm and formal plazas, courtyards, and similar spaces created by the placement of prominent buildings and streets. See Exhibit 4, Illustrative Open Space Map for more detail.

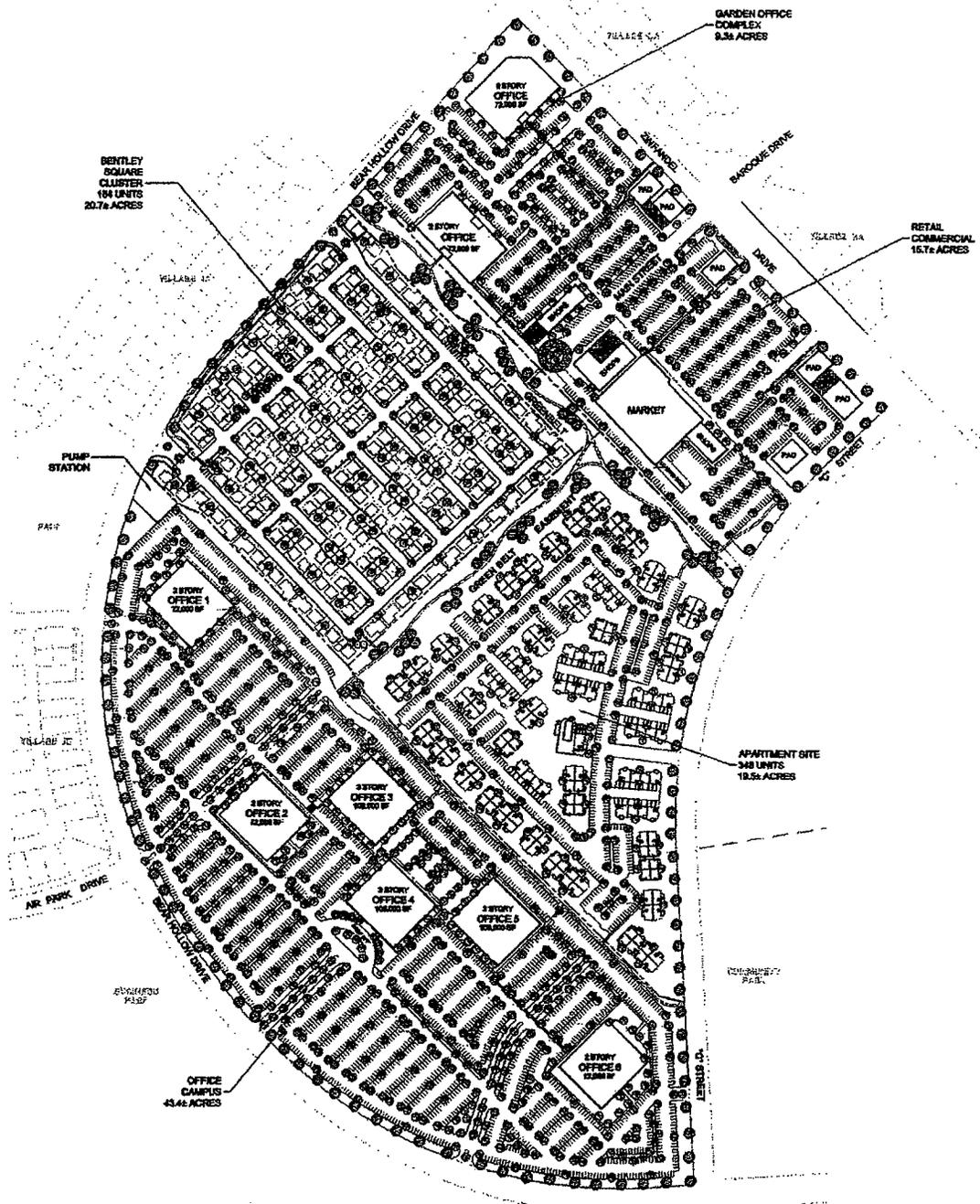


Exhibit 3. Conceptual Village Core

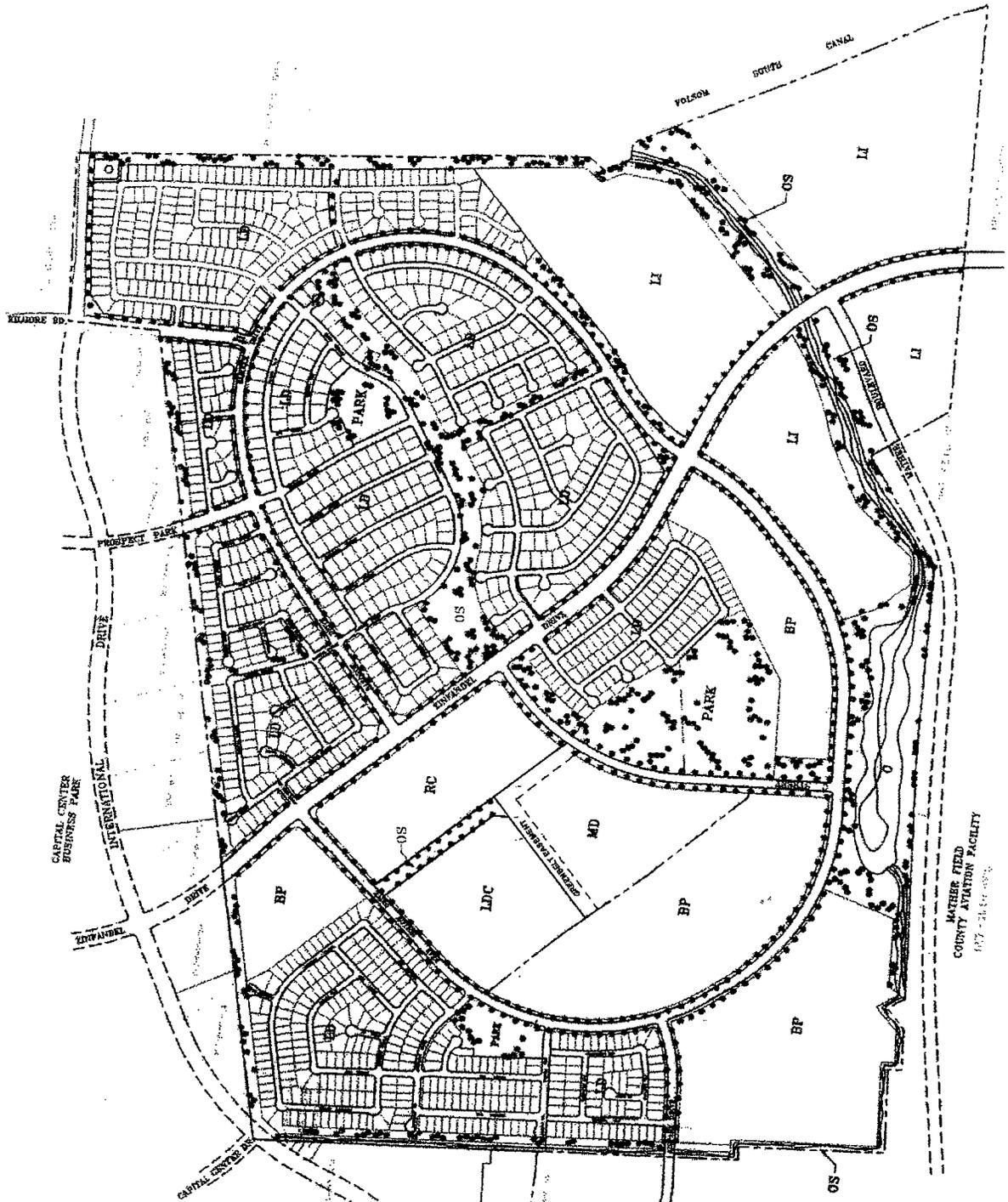


Exhibit 4. Illustrative Open Space Map

Parks within the Plan Area include a community park and neighborhood parks that will provide active and passive recreation opportunities. Neighborhood parks will be located within the residential villages and the community park is located near the Village Core in the center of the Plan Area. Actual location of parks and open space will be determined at the time of specific project development planning.

a. Community and Neighborhood Parks

A large community park is planned for location adjacent to the Village Core. Active sports fields will be placed where the most users may easily access them, and also where they may best serve as storm water attenuation during the most extreme situations. Parks and playing fields should be designed to encourage a variety of passive and active park uses.

In addition to the community park, two neighborhood parks are planned to be located at key locations throughout the Plan Area within single family residential neighborhoods. Parks will serve many functions that include the provision of active and passive recreational uses to smaller neighborhood segments in addition to serving as neighborhood orientation features and focal points.

b. Greenbelts and Drainageways

Greenbelts and drainageway corridors will provide for extreme event overland surface drainage runoff while allowing pedestrian/bicycle travel within the community. Greenbelts should be a minimum 45' in width and should provide non-vehicular, off-street trail access to various locations throughout the Plan Area, linking key elements such as the Village Core, elementary school, parks, industrial/office areas and residential neighborhoods. See Exhibit 5, Linear Open Space/Drainageways for more detail.

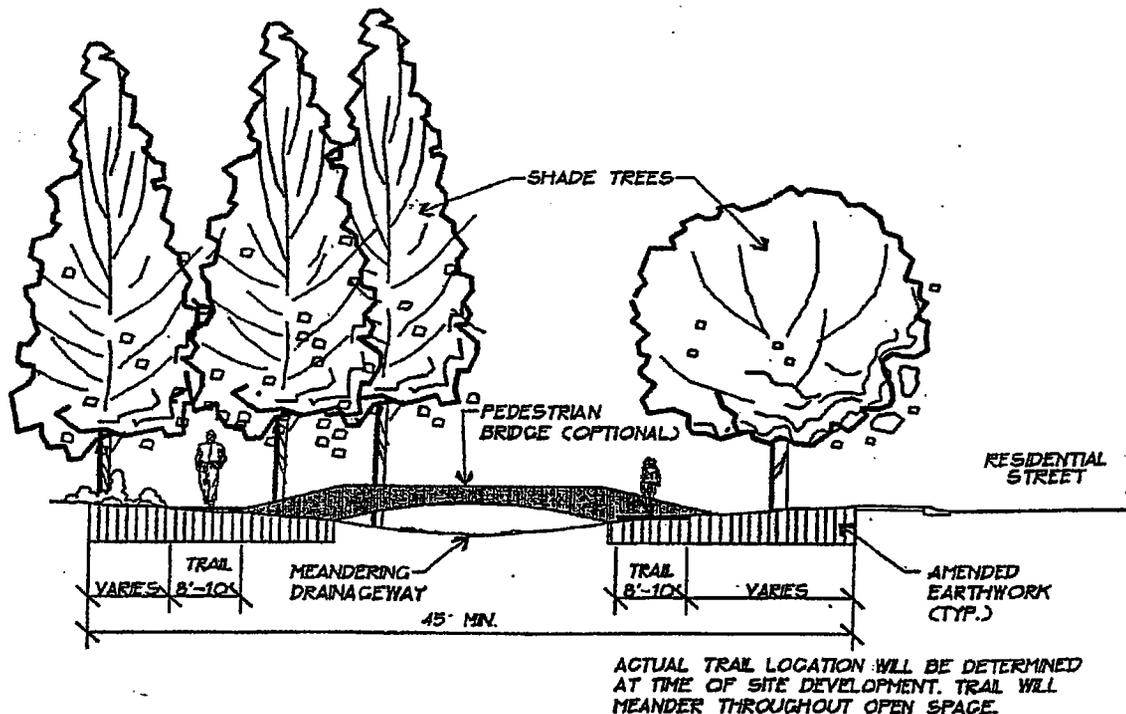


Exhibit 5, Linear Open Space / Drainageways

Within the open space/drainageways, drainage swales will be flattened at the flowlines to encourage percolation, provide sufficient storage, and allow non-scouring flows during storms. The slopes should be moderately flat for pedestrian use, recreation, landscaping and safety during storm flows.

Drainage swales will conduct stormwater to detention basins via a natural, environmentally beneficial swale of earth and vegetation. The swales will be undulating, gently sloped linear depressions of earth and foliage that will allow stormwater to percolate into the soil and be filtered by the vegetation on its way to the detention ponds.

c. Elementary School

One elementary school site is reserved within the Plan Area. It is intended that the school site be located adjacent to a park or open space. The school site will provide some of the more active recreation facilities, such as ball fields and basketball courts. Actual location of the elementary school site will be determined at time of specific project development planning based on approval by the Folsom-Cordova Unified School District.

d. Perimeter Greenbelt with Berm

The perimeter berm landform extends along portions of the perimeter of the site and provides a sense of enclosure and uniqueness to the project site, creates a buffer against adjacent drainage problems and provides seclusion from off-site impacts of noise, traffic and adjacent uses. The perimeter berm will be engineered and constructed to ensure stormwater flood control. The berm also creates a community amenity in the form of a linear open space and trail system extending around the entirety of the Plan Area. See Exhibit 6, Perimeter Berm for more detail.

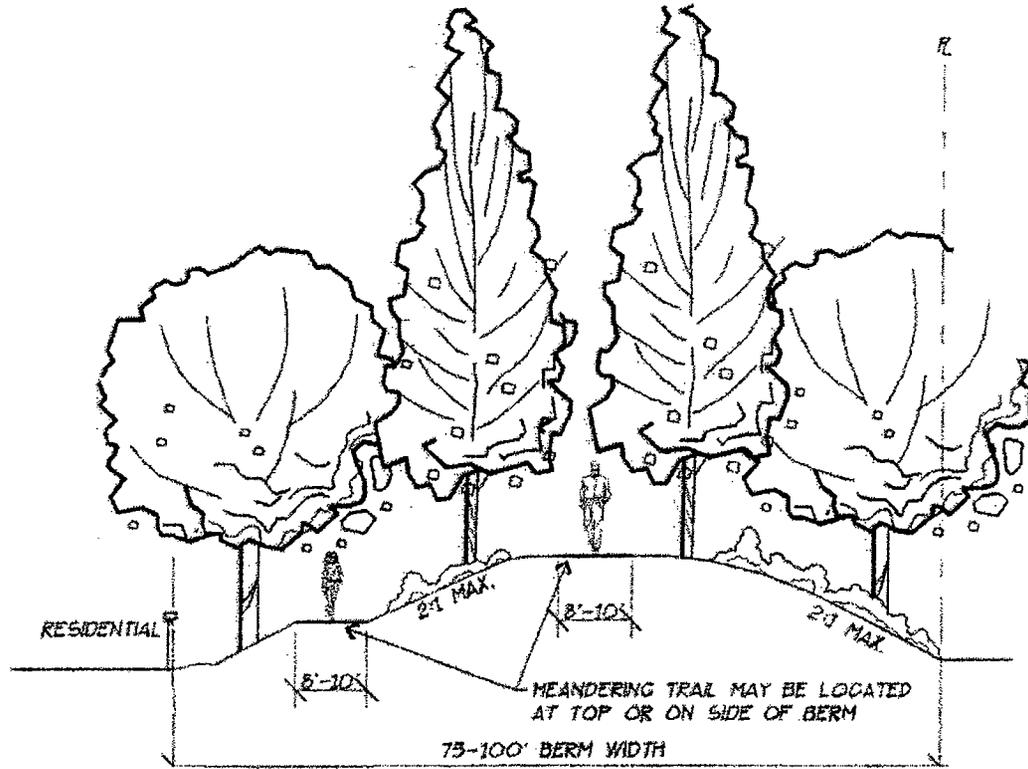


Exhibit 6, Perimeter Greenbelt with Berm

e. Entry Focal Points

The careful location and hierarchy of project, neighborhood and use-specific entry focal points will orient and guide residents and visitors while providing aesthetic amenities throughout the Plan Area. Special attention should be given to create entry focal points that utilize parks or other open space features and create a feeling of connection from one open space, park or landscape corridor amenity to another.

f. Landscape Corridors

Landscape corridors along the thoroughfare, arterial and collector streets will help to create a sense of a single, yet diverse community and will allow safe and pleasant pedestrian and bicycle circulation. Landscape corridors give the community much of its character and form and therefore are a key component of the community's distinct appearance and livability. Width and design of the landscape corridors will vary throughout the Plan Area depending upon the width of the corresponding roadway as well as intensity and type of adjacent use.

g. Stormwater Detention Areas

The Zinfandel Plan Area contains large and small stormwater detention areas. These areas are connected to the major drainage swales and on-street and under-ground stormwater systems. Stormwater areas will be shaped with naturally contoured banks with varying slope gradients. Design of these facilities should encourage active or passive recreational uses during periods when no floodwaters are present. Landscaping and berming can be used to both restrict casual pedestrian access and to screen select views where desired. Once constructed, it is anticipated that the stormwater areas will be a valuable resource addition to the Plan Area's open space environment. Because of the location of the stormwater areas near the industrial/business park area, they may become a major component of the setting for the development of this area of the site.

3. Landmark Buildings and Sites

Significant building features and landscaping are major components that provide community landmarks. Community landmarks and focal points should be created at strategic, activity centers, including the Village Core, community and neighborhood parks, landscape corridor intersections, and within the business-professional/industrial area. Village Core landmarks are encouraged to include building features as well as the creation of a central plaza and open space courtyard that will be the internal focus of the commercial/mixed use project. Structures at key focal points should incorporate such building features including but not limited to, clock towers, steeples, cupolas, art, plazas, fountains and special paving. Such features may be erected to a greater height than the main roofline, provided the design is in keeping with the overall character of the structure and surroundings.

SECTION 3: CIRCULATION AND ACCESS

A. CIRCULATION SYSTEM

This plan identifies a basic street framework and hierarchy that establishes the primary elements of neighborhoods and community character. The basic street hierarchy is first established by the alignment of Zinfandel Drive, Bear Hollow Drive and Airpark Drive. Also significant are the existing streets surrounding the site: Kilgore Road, Prospect Park Dr., Capital Center Drive, and International Drive. Streets within the SPA are classified based on their functional requirements and their relative importance in establishing the character of the project and defining its neighborhoods, key land uses, and allowing for opportunities for alternative modes of travel. All minor streets are to be located at the discretion of the individual developers, consistent with the Zinfandel Special Planning Area and these Guidelines.

B. STREET PATTERN

1. The street pattern should be interconnected at numerous points, avoiding the concentration of vehicles and pedestrians onto major streets for internal trips within the community. Long unbroken blocks and other design elements that create an unvaried, repetitious appearance, and discourage internal pedestrian circulation are discouraged. Elements that create pedestrian opportunity, variety and visual interest are encouraged.

C. MAJOR STREETS

1. Thoroughfares

Zinfandel Drive is designated as the only thoroughfare within the Plan Area. This is a continuation of the existing thoroughfare and will serve as the primary point of access to the Villages of Zinfandel. As the region develops, this thoroughfare may be extended beyond the project. However until such time, Zinfandel Drive will be constructed to an arterial street standard and will not be developed to full County standards.

- b. Zinfandel Drive will be initially constructed in accordance with Sacramento County Public Works Standard Drawing H-17, Arterial Street (84' R.O.W).
- c. Ultimate configuration for Zinfandel Drive will be constructed in accordance with Sacramento County Public Works Standard Drawing H-18, Thoroughfare Street (108' R.O.W) at the discretion of the Public Works Department.

2. Arterial Streets

Arterial streets are similar in character to a thoroughfare but do not carry the same traffic volume. Prospect Park Drive, Kilgore Road, ~~C-Street~~, portions of Airpark Drive and an interim configuration for Zinfandel Drive are arterial streets within the Plan Area that will carry most of the traffic within the community. These major circulation facilities are designed to serve not only the project, but also adjacent areas, connecting to International Drive and the Capital Center Business Park to the west and north, and the Mather Reuse Area to the south and west.

- a. Arterial streets will be constructed in accordance with Sacramento County Public Works Standards Drawing H-17, ~~Arterial Street (84' R.O.W)~~ or as approved by the County Transportation Division.

3. Collector Streets

These streets carry moderate traffic volumes serving residential neighborhoods such as A, B and C Streets, the Village Core Area and streets serving the industrial and business park areas. Collector streets will be constructed in accordance with Sacramento County Public Works Standard Drawing H-17, Collector Street (56' or 60' R.O.W) or as approved by the County Transportation Division.

D. "MAIN STREET"

The "Main Street" (62' R.O.W.) will carry moderate traffic volumes serving of the Plan Area will be located within the Village Core Retail Commercial area uses which is a central focal point along Zinfandel Drive. This street is essential to establish the overall character of the Village Core and should take on a "main street" appearance with wide sidewalks adjacent to commercial buildings. Large shade trees will be planted in tree wells and will shade the on-street parking and sidewalk area. Individual project design may include adjacent on-street parking in their total parking requirement calculations.

Main Street will be constructed consistent with Exhibit 7, Conceptual Main Street, and should incorporate one 14' lane of traffic in each direction, on-street diagonal parking on both sides, 10' wide sidewalks with 4' square tree well spaced at approximately 30' on center at back of curb. The street may be constructed as a private street within the Retail Commercial area, however a public easement must be provided.

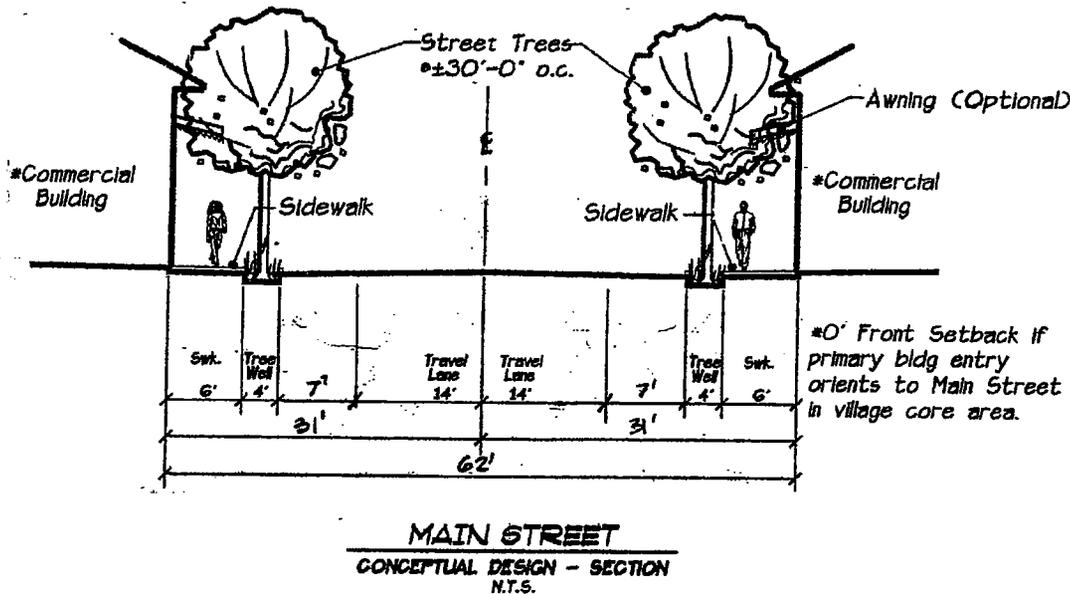


Exhibit 7. Conceptual Main Street

E. RESIDENTIAL STREETS

Residential streets are designed to serve local traffic, provide direct access to residences, and carry low traffic volumes. Local streets that provide access and connections to and from individual residences and neighborhoods are key elements in the creation of the traditional Villages character and ambiance of the Zinfandel SPA. The relationship of street frontage, sidewalks, trees, front yards, and house design is critical in the creation of a pedestrian-friendly, pleasant neighborhood that accommodates the automobile without sacrificing pedestrian ease, comfort, and safety.

1. Primary Residential Streets

Primary residential streets will be located residential neighborhood entries, adjacent to schools, adjacent to parks 2.5 acres in size or larger and where they will carry more traffic volume than just the immediate lots served.

- a. Primary residential streets will be constructed in accordance with Sacramento County Public Works Standard Drawing H-16, Primary Residential Street (50' R.O.W).

2. Minor Residential Streets

Minor residential streets will be the predominate street used throughout residential neighborhoods.

- a. Minor residential streets will be constructed in accordance with Sacramento County Public Works Standard Drawing H-16, Minor Residential Street (40' R.O.W).

3. Private Streets and Common Drives

Private streets and common drives provide direct access to lots in a controlled fashion, as they preclude direct driveway access to a fronting street by individual lots. They provide front, side, or rear garage access and are constructed to driveway standards. Common drives carry only the traffic from the lots served. Private streets and common drives generally have parking only on one side due to several of the above elements being present to reduce the need for on-street parking. A street geometry for private streets and common drives will be determined at time of specific project development planning.

4. Off-Street Parking Drives, Bays and Courts

Parking drives are private roadways that provide vehicular circulation through a project and vehicular access to dwellings, garages, carports, and open parking spaces. Parking drives are driveways lined with parking spaces along significant portion of their length, whether in garages, carports, or open parking. When located on the periphery, parking drives isolate projects from their surroundings and are discouraged. However, when adjacent uses are considered incompatible, perimeter parking drives may be desirable, so long as the following characteristics are incorporated.

- a. There should be no more than an average of ten spaces of uninterrupted parking, whether in garages, carports or open parking areas.
- b. Parking drives should take on a street-like quality and serve both pedestrian and vehicular traffic.
- c. Long lines of parked cars or blank garage doors unrelieved by planting areas and other types of screening is discouraged.
- d. Small parking lots with carports or open parking areas are encouraged to provide direct vehicular access to a small number of garages and residential buildings.
- e. Entry courts are encouraged, with both garages and living units clustered and which provide pedestrian and vehicular access. Entry courts may receive special paving and landscaping to soften the expanse of pavement. Single-family detached or attached units as well as multi-family attached units may utilize these courts.

F. OFF-STREET TRAIL SYSTEM

Off-street linkages between major streets, activity centers, neighborhoods, and other pathways allow for convenient and safe pedestrian and bicycle movement. The off-street trail system within the Plan Area includes pedestrian and bicycle routes within parks and open space. Trail width will vary between 8-10 feet depending upon the location and intensity of anticipated usage. See Exhibit 5, Linear Open Space / Drainageways; Exhibit 6, Perimeter Greenbelt Berm; and Exhibit 8, Pedestrian Trail / Residential Street Interface for more detail.

1. Pedestrian and bicycle trails will be provided in park and open space areas, with emphasis on trail connections to area-wide systems.
2. Within the Community Park, the off-street trail will be 10 feet in width and constructed of concrete, asphalt or decomposed granite.

- 3. Within the linear open space/drainageways, parks and the perimeter berm the off-street trail will be 8-10 feet in width and constructed of either concrete, asphalt or decomposed granite.

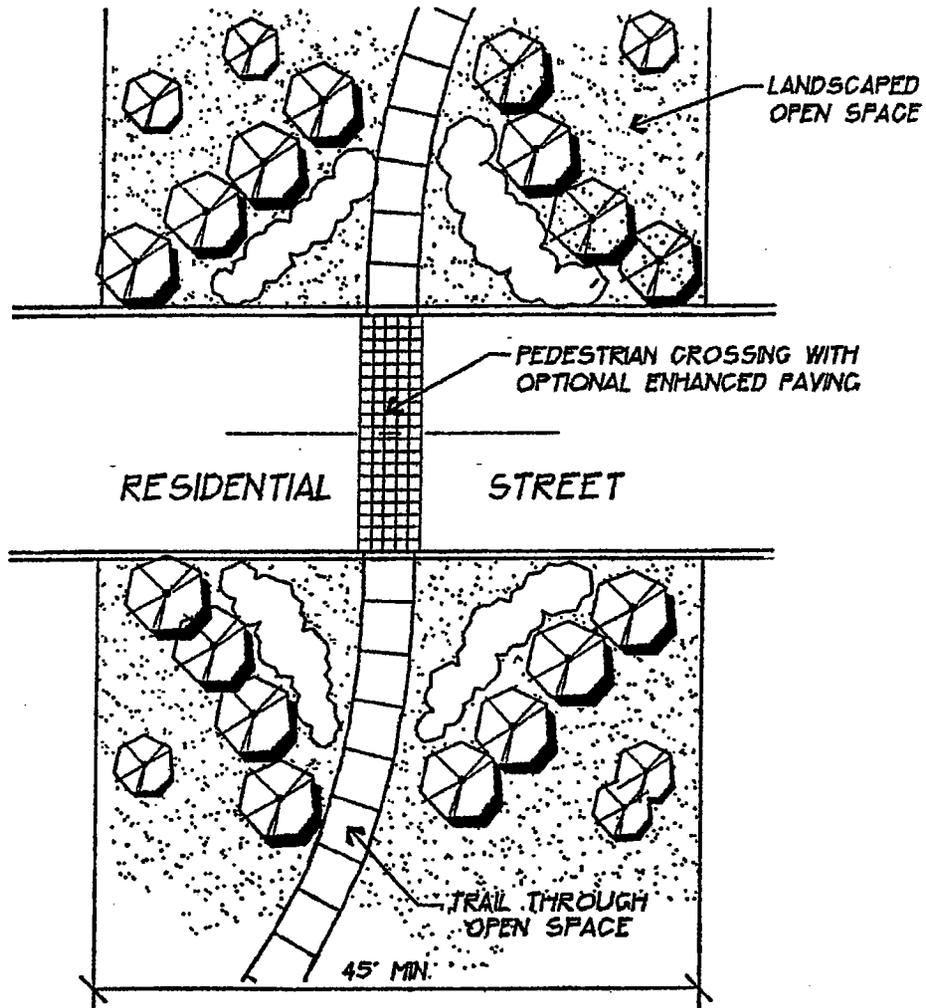


Exhibit 8, Pedestrian Trail / Residential Street Interface

SECTION 4: SITE PLANNING AND DESIGN**A. BUILDING ORIENTATION****1. Residential Uses – All Types**

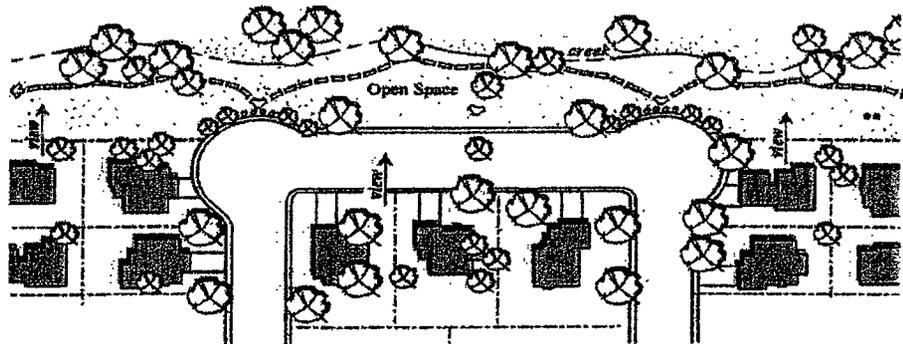
- a. The predominant orientation of primary (front) ground floor residential building entries, regardless of housing type or style, should be toward public streets, pathways, and/or public open space. This should be the objective for all developments, although some cluster attached or multi-family housing may front onto privately maintained common greens, private drives, or accessways.
- b. All residential sites should provide for trail or pathway linkages to the pedestrian system, either through off-street or parkways adjacent primary connecting routes to other parts of the development. Linkages for both pedestrians and vehicles between buildings should also be established.
- c. In large multi-family, or cluster projects, units may orient toward private open space or courtyards, except for units directly adjacent to public streets or the primary access way into the development.
- d. Secondary and upper floor entries from the interior of a block are allowed. All exterior entries to ancillary, or second dwelling units are considered secondary for the purpose of complying with these Guidelines.
- e. Neighborhood design should incorporate loop streets or cul-de-sacs that terminate and open-up to open spaces and greenbelts. See Exhibit 9, Residential Streets Adjacent Open Space for more detail.
- f. Where possible, especially on corner lots, side-entry, or “swing” drives, should be utilized. When utilized, the garage wall facing the street should incorporate a window, or architectural feature similar to other such features, on the front elevation of the house.
- g. Where residential neighborhoods abut planned commercial centers, quasi-public or office uses, pedestrian access from the neighborhood to the non-residential use is encouraged. Where feasible, residential developments should be designed so that a neighborhood street or pathway abuts the non-residential site on at least one side.

See Exhibit 10, Cluster Residential Development for detail regarding cluster residential development.

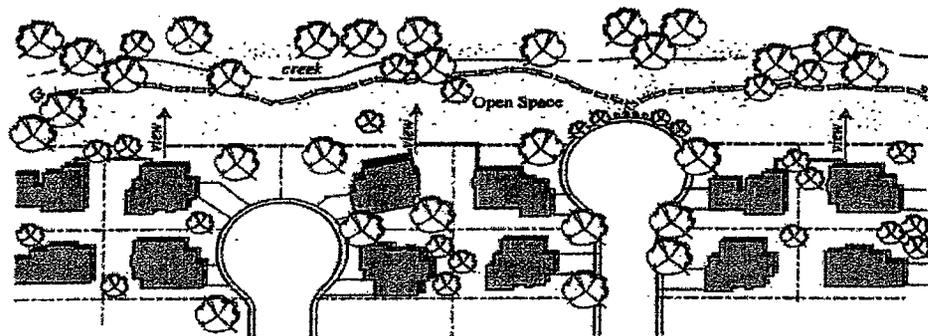
2. Village Core

Siting and orientation of buildings in the Village Core is important to orient and encourage pedestrian activity and reduce the dependence on the automobile for daily trips. The following Guidelines encourage the creation of a “Main Street” appearance within the Village Core Retail Commercial area and to provide building orientation to at least one street or plaza and away from parking lots.

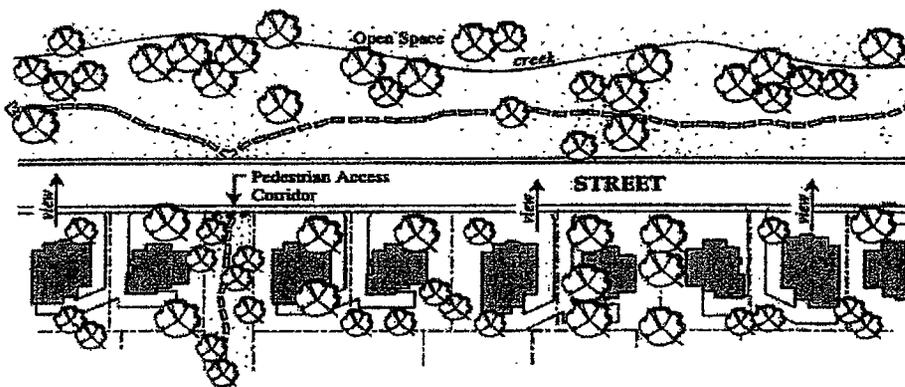
- a. Along the “Main Street” in the Village Core, primary or main entrances should face one of the intersecting streets or drive aisles. Parking may be either to the rear or side of the main building. If configured in an ‘L’ shape, the building layout may face some of the storefronts onto the parking lot. Rear parking areas should be configured to create clearly defined pedestrian linkages to building entrances.
- b. Anchor retail buildings may have their main entries from off-street parking lots; however, shop entries from the “Main Street” are strongly encouraged. Anchor stores without on-street entries should provide a landscaped pedestrian path from the main street to the store entries.
- c. Street access to main street uses should be frequent. Building elevations without entries should include windows or display areas.



Combination of Backup Lots and Street Frontage Adjacent to Open Space



Cul-de-sac Adjacent to Open Space



Single-Loaded Street Adjacent to Open Space

Exhibit 9, Residential Streets Adjacent Open Space

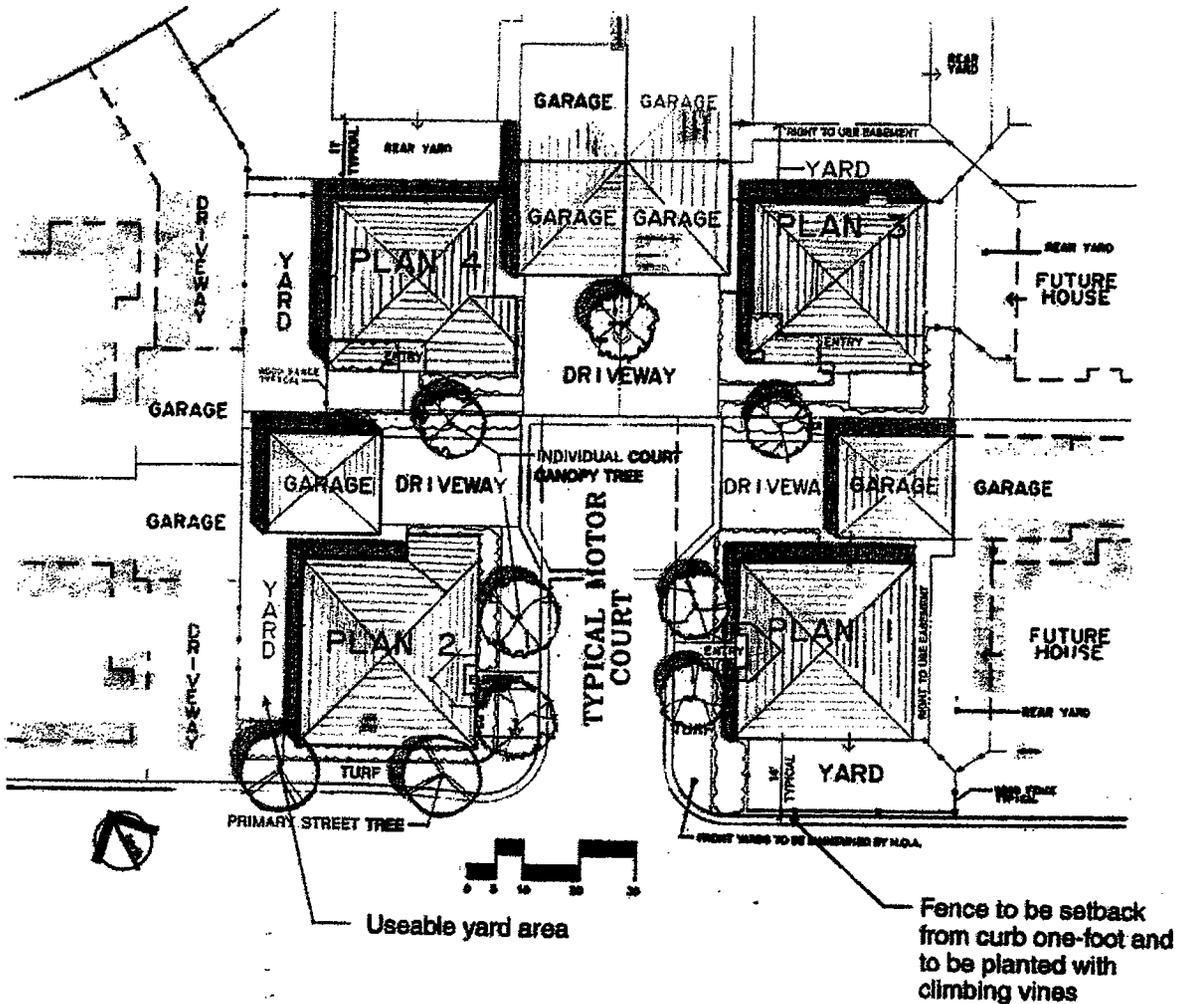


Exhibit 10, Cluster Residential Development Prototype

3. Non-Residential Uses – All Types

- a. To the maximum extent feasible, entries to office and public space, whether in the Village Core or the outlying business parks, should orient to streets, parks, plazas, and pedestrian corridors/pathways. Secondary entrances may orient to parking lots or garages. Buildings which layout in a 'U' or 'L' shape and create courtyards or define the perimeter of a block are preferred to those with long setbacks from the street.
- b. Where location of a parking area or lot directly adjacent to a public street cannot be avoided, cars will be screened from view by berms, walls, hedges, density of plant materials, or a combination of these.
- c. Drive-through windows should not face onto a public street. Stacking lanes must be screened from view from the street by a combination of walls or fencing as well as landscaping and berms.
- d. All development sites should provide for trail or pathway linkages to the pedestrian system where appropriate. Pedestrian and vehicular access will be provided to adjacent sites where future commercial, office, and/or multi-family residential developments are planned. To the extent possible, access to existing uses will also be provided.
- e. Buildings should be sited such that they compliment adjacent buildings and landscape. New structures should not clash with existing structures and sites.

- f. Where non-residential uses are sited in close proximity to a residential area, scale and character of new buildings should always relate to the adjacent residential neighborhood. Building orientation and architecture should protect the privacy of adjacent developments. Landscape buffers and walls are required between residential and non-residential uses where backyards and parking or loading areas abut. Pedestrian access through parking lots should be provided. If the development abuts a residential neighborhood street access should be provided to/from the street.
- g. Commercial parking lots should be located to the rear of buildings although storefronts may face both a street and parking area. Sidewalk widths will be at least 10 feet in front of commercial buildings with storefronts. This may be accomplished by a combination of private promenade/plaza and public sidewalk.

B. WALLS AND FENCING

Large landscaped berms should be used along parkways and buffer areas to provide sound attenuation from traffic and adjacent uses. In some cases, however, soundwalls may be required or decorative wall features are called for. In those cases, a wall may be utilized, with the particular design to be developed prior to the initial stages of site work and will address columns, pilasters, caps, ornamentation, and veneer. Project walls and fencing should be of a consistent design and follow a design hierarchy from soundwalls to neighborhood fencing. See Exhibit 11, Soundwall and Exhibit 12, Enhanced Wood Fence, for more detail.

1. All Use Types

- a. Walls or fences visible from any public street will be constructed of a durable, high quality material. The material, finish, and detail should complement the building architecture. The location should be integrated into the design of the landscape plan, where applicable.
- b. Enhanced wood fencing should be utilized adjacent to public areas. Enhanced wood fencing will be of a distinctive type and will be enhanced through the use of design and/or finish materials. All rear or side yard wood fencing visible from public or common areas should include masonry pilasters with wood members stained in a neutral tone and be a maximum 6' in height.
- c. Fences or walls that are attached to buildings and are visible from any public right-of-way or open space should be compatible in color, material, and detail to the building to which it is attached. Where used, atrium walls abutting property lines should be the same material and color as the building. Portions of fences facing public or private streets should be architecturally integrated with the building elevations.
- d. Soundwalls should be a minimum 6' and a maximum 8' in height and constructed of durable, high-quality materials. Masonry pilasters will be placed at regular intervals and may include a signage plaque if located at project or neighborhood entries.

2. Residential Areas

- a. Fencing used at the front yards of residences and at alleyways fencing should be low (3 feet or less), and decorative, such as wood pickets, wrought iron or similar materials. All wood fencing utilized in the front yard areas will be painted or stained to match the structure and/or adjacent fencing. When lots are accessed from the rear, privacy fences will not obscure the view of the main structure from the drive or alley.
- b. Standard 6' max. ht. "dog-ear" wood fencing may be used at rear and sideyards not visible from public or common areas. At front yards of interior lots this fencing may also be used and should be painted or stained in a neutral tone.
- c. Use of chain link fencing is not permitted in residential areas except at school sites where vinyl-clad chain link or similar fencing will be used.

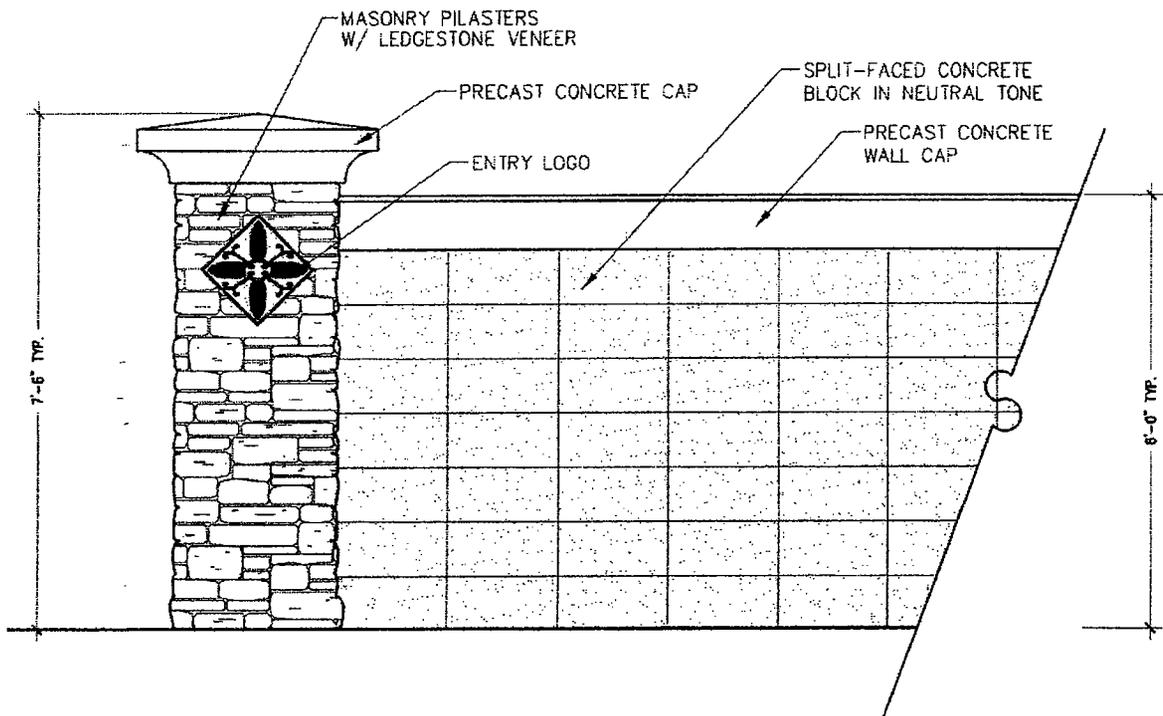
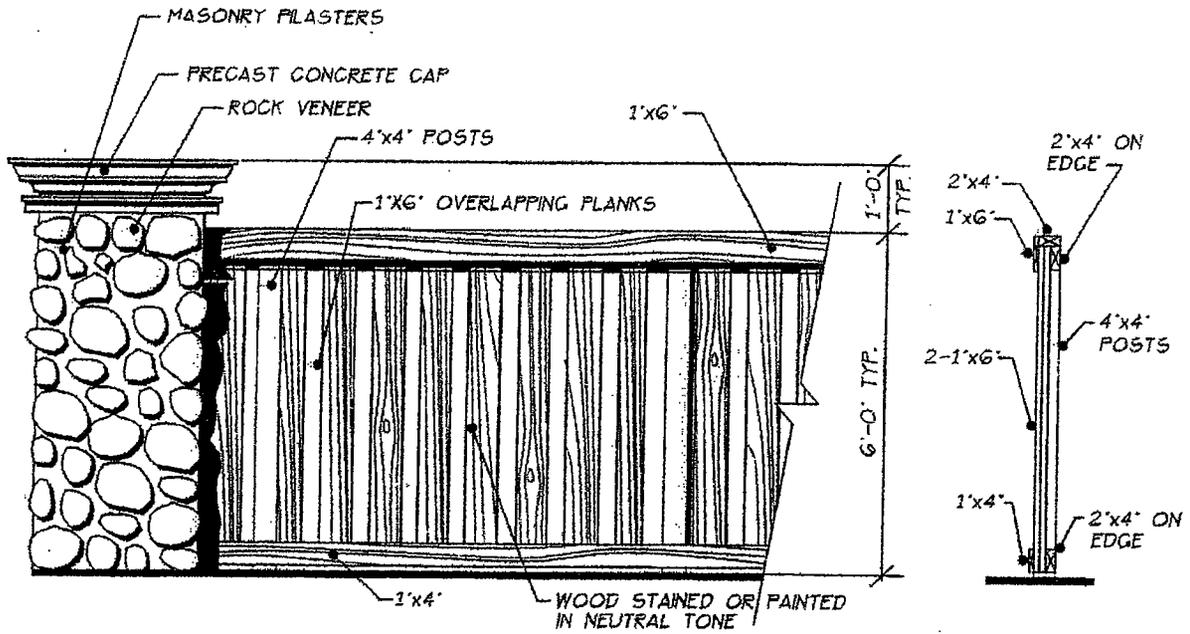


Exhibit 11, Soundwall

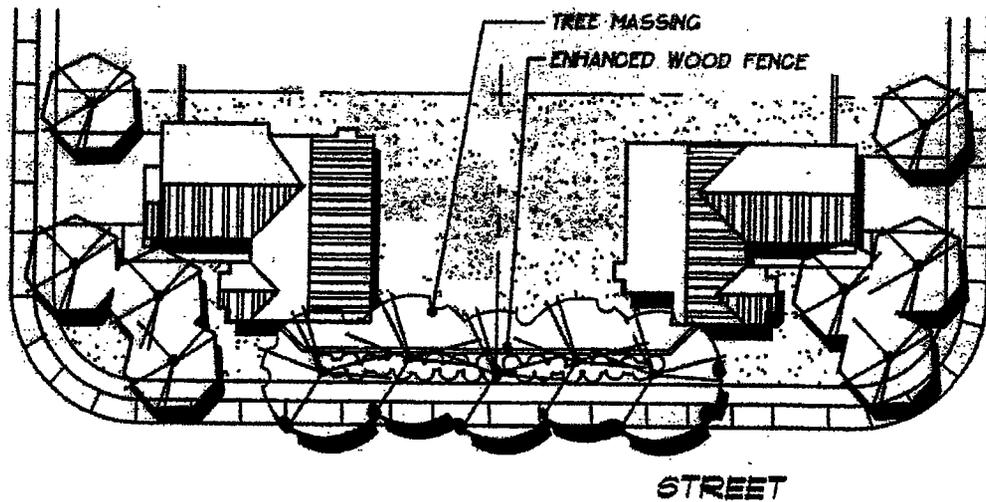


ENHANCED WOOD FENCE ELEVATION

N.T.S.

SECTION

N.T.S.



TYPICAL SIDYARD PLAN

Exhibit 12, Enhanced Wood Fence

C. LOADING, SERVICE/STORAGE AREAS, AND GROUND-MOUNTED MECHANICAL/UTILITY EQUIPMENT

1. All loading, delivery, and storage areas, and ground-mounted mechanical utility equipment and trash enclosures adjacent public or common areas will be screened from view with a solid masonry or heavy timber fence and screened with dense landscaping.
2. Trash enclosures will be located where they will be convenient to users and the disposal service, where the impacts of noise and odors will be minimized and where receptacles will not be visible from any public right-of-way, park or trail.
3. The design of the trash enclosure should be compatible with the architecture of the main building, incorporating a similar palette of materials. The enclosure should allow separate openings for handling the trash receptacle and use by residents.
4. Access to these areas must be incorporated into the circulation plan and should provide separation from pedestrian and automobile circulation on the site.

D. LIGHTING

1. Specialized lighting fixtures that follow a consistent design hierarchy and lend a distinctive design character to the Plan Area are encouraged.
2. Building-mounted fixtures will be compatible with the building facades.
3. Exposed lamps or tubes that would be visible from any public right-of-way will not be allowed.
With the exception of street lighting, all lighting will be designed so that the light source is screened from view from off the premises.

E. SIGNAGE

A comprehensive signage program with consistent theme and character should be provided which addresses community identity, project identity and neighborhood identity.

1. Entry / Identity Signage

- a. A consistent theme and character of identity signage should be established. The identity signage should follow a design hierarchy proportionate to the hierarchy of community entries, project entries and neighborhood identification, and be consistent and of a thematic design.
- b. Street and traffic signs should also be designed to reflect the project identity, rather than the “typical” utilitarian street signage.

2. Temporary Signage

- a. Temporary signs will provide community recognition and theme for the Villages of Zinfandel during the construction and sales period.
- b. Structurally sound wood with professionally designed painted sign surface will be utilized. Temporary signs may be double-sided.
- c. Residential sign removal will occur after a three-year time frame or 90% of lots have been sold whichever occurs first.
- d. Project directional signs will provide on-site directional information to the location of different residential projects.

SECTION 5: ARCHITECTURE

A. INTENT

The intent of the architecture guidelines is to provide a framework for a strong collective statement as well as allowing for creativity and diversity. The use of colors, materials, and finishes provide continuity while a variety of architectural forms and roof lines provide a diversity of character for the Plan Area.

B. SINGLE-FAMILY RESIDENTIAL

1. Building Form and Detailing

- a. A minimum of three floor plans with 3 elevations for each floor plan should be provided for each neighborhood.
- b. Residential building design will reflect a variety of forms and not just addition of finishes to uncreative building "boxes". Design qualities of depth and substance should be provided by the use of offsets, recesses, columns, and roof overhangs to provide shade and shadow patterns.
- c. Visual interest should be achieved by the use of elements, such as porches, arcades, dormers, trellises, and bay windows. All elevations of a building are to have consistent architectural treatment, although one or more elevations may be emphasized. Generally, the same treatment used on the front elevation should be continued around the sides to provide a finished appearance from the street.
- d. Garage doors should be recessed and/or designed with detailing to windows to avoid the monotony of a large flat surface.
- e. Attached garages should not dominate the appearance of the front elevation of any residential buildings.
- f. Entries to residential units should be emphasized and receive special design treatment to provide a balanced sense of security and privacy. Entry patios, courtyards, porticoes, and porches are encouraged. Entry doors should be visible from streets or other public areas. Where a side entry is utilized on an interior lot, a lockable entry gate and decorative fence facing the street should be provided, both compatible with the building architecture and materials.

2. Materials and Finishes

- a. Building finishes should include contrasting materials, such as stone, brick, stucco, wood and other masonry products. Use of T-111 siding is prohibited. Steps should be taken to avoid buckling and lifting where plywood or similar siding materials are used.
- b. Exterior materials and architectural details should have a consistent and harmonious relationship. Frequent changes in materials on a singular structure should be avoided. Changes in materials or colors should be located at changes in plane. Contrasting materials should be offset, and should intersect with an architectural feature. Material or color changes at the outside corners of buildings should be avoided.

3. Color-Selection

- a. Colors should be selected to provide variation yet compatibility, as well as compatibility with the neighboring area. Accent colors of compatible schemes are encouraged for trim, window frames, shutters, and doors.

4. Roofs and Mechanical Equipment

- a. Roofing materials should be architectural composition shingle, claytile, concrete, tile, or slate.

- b. Variation in the shape, color and texture of roof structures should be used to create diversity and interest. Use of composition shingles will be limited to architectural, thick dimension, random-cut types that provide relief and texture. Flat, monotonous surfaces will be avoided.
- c. Residential roof elements should be pitched. Flat roofs should be avoided on residential buildings.
- d. A minimum of four (4) roof colors/schemes should be used throughout each residential development or neighborhood to break the monotony of one continuous expanse of roof color.

C. MULTI-FAMILY RESIDENTIAL

1. Building Form

- a. Ground floor units adjacent to a street should orient to and be accessed from the street rather than internal parking areas, where possible. Primary entries to both ground and upper floor units adjacent to a street or plaza will be visible from the street or plaza wherever possible.
- b. Secondary building entries may face a parking area or internal open space.
- c. Primary entries should be accented by the building's architecture, preferably with a vertical feature, such as a gable roof element or entry porch.
- d. At least one substantial architectural projection should be provided from the major building plane of each elevation visible from a street or common open space. Garages or entry overhangs, which are extensions of rooflines with change in plane or slope, do not fulfill this requirement. Examples of acceptable projections include, but are not limited to, porches, bay windows, dormers, gables, trellises, and chimneys.
- e. Articulation may be achieved by changes in plane of at least 2'-6", or by the use of gables, hips, or dormers. Hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or segments of pitched roofs applied to the building's edge.
- f. Carports, garages, and other accessory structures should incorporate the architectural theme of the main buildings, including roofline and materials.

2. Materials and Finishes

- a. Building finishes should include contrasting materials, such as stone, brick, stucco, wood and other masonry products. Use of T-111 siding is prohibited. Steps should be taken to avoid buckling and lifting where plywood or similar siding materials are used.
- b. Exterior materials and architectural details should have a consistent and harmonious relationship. Frequent changes in materials on a singular structure should be avoided. Changes in materials or colors should be located at changes in plane. Contrasting materials should be offset, and should intersect with an architectural feature. Material or color changes at the outside corners of buildings should be avoided.

3. Color -Selection

- a. Colors should be selected to provide variation yet compatibility, as well as compatibility with the neighboring area. Accent colors of compatible schemes is encouraged for trim, window frames, shutters, and doors.

4. Detailing

- a. Building elevations should be attractively designed on all four sides. Walls at interior property lines or project phase lines must be given specific design attention, with color, physical relief, and/or landscaping. Backs and sides of buildings visible from public streets should incorporate window and door openings.
- b. Windows and doors should be placed to avoid visibility into adjacent private areas where practicable. Where aluminum framed windows and doors are used, these will be treated to provide a colored appearance, such as bronze anodized, enamel, or paint.

- c. Exterior stairways, balconies, and patio walls should be stylistically consistent with the buildings they serve. Stairways should be architecturally integrated with the building. Manufactured bolt-on stairs should be avoided. The materials and detailing of stair rails, balconies, and patio walls and siding should match those of the building.
- d. Buildings and windows should be located to maximize the possibility of occupant surveillance of entryways, pathways, parking lots, bike paths, recreation and laundry areas.
- e. Energy conservation features should be incorporated in building design, including proper building orientation and provision for solar access. Passive solar building shading (roof overhangs, awnings) are encouraged.

5. Roofs and Mechanical Equipment

- a. Roofing materials should be architectural composition shingle, claytile, concrete, tile, or slate.
- b. Variation in the shape, color and texture of roof structures should be used to create diversity and interest. Use of composition shingles will be limited to architectural, thick dimension, random-cut types that provide relief and texture. Flat, monotonous surfaces will be avoided.
- c. Residential roof elements should be pitched. Flat roofs should be avoided on residential buildings.

D. NON-RESIDENTIAL USES

1. Building Form

- a. The bulk of building massing generally should be minimized especially where residential character predominates. Buildings should maintain a scale compatible with residential neighborhoods. Building masses should be mitigated by elements such as canopies or trellises designed to focus attention on smaller-scaled elements of the building. Indentations, or other means of articulation, should be used to avoid a monolithic effect.
- b. Building form should avoid proportionally long, flat surfaces. Architecture on non-residential buildings should include columns, indentations, overhangs, patios, trellises, and surface textures, on all elevations visible off-site. Storefronts should wrap around corners to create a sense of transparency and activity at intersections. Large areas of blank walls with few openings or details should be avoided on facades facing streets or public spaces.

2. Materials and Finishes

- a. Building finishes should include contrasting materials, such as stone, brick, sandblast concrete, stucco, wood, glass and other masonry products. Extensive use of plywood panels for exterior wall surfaces should be avoided. Use of T-111 siding is prohibited. Steps should be taken to avoid buckling and lifting where plywood or similar siding materials are used.
- b. Exterior materials and architectural details should have a consistent and harmonious relationship. Frequent changes in materials on a singular structure should be avoided. Changes in materials or colors should be located at changes in plane. Contrasting materials should be offset, and should intersect with an architectural feature. Material or color changes at the outside corners of buildings should be avoided.

3. Color -Selection

- a. Colors should be selected to provide for internal compatibility, as well as compatibility with the neighboring area. Multiple building complexes should be given some color variations from building to building or on sections of a single building. Color should also be used to reduce the feeling of massiveness in large projects. Roof colors should be coordinated with walls and trim.

4. Detailing

- a. Building elevations must be attractively designed on all four sides. Walls at interior property lines or project phase lines must be given specific design attention, with color, physical relief, and/or landscaping. Backs and sides of buildings visible from public streets should incorporate window and door openings.
- b. Exterior stairways and balconies should be stylistically consistent with the buildings they serve. Stairways should be architecturally integrated with the building. Manufactured bolt-on stairs should be avoided. The materials and detailing of stair rails and balconies, and siding should match those of the building.
- c. Buildings and windows should be located to maximize the possibility of occupant surveillance of entryways, pathways, parking lots, and bike paths.
- d. Color logos identifiable with an individual company are acceptable but should not constitute a dominant architectural element.
- e. Canvas awnings attached above street level storefronts and over individual windows are encouraged. Metal and glass awnings are discouraged. Care should be taken in choosing the size, type, location, configuration, and color of awnings to insure compatibility with the building's architecture and the character of adjacent structures.
- f. Windows should be organized in multiple bays wherever possible. The directional expression of commercial windows should generally be vertical. However, several vertical windows can be combined to create an overall horizontal opening. Trim and framing should be solid appearing and almost as deep as the wall thickness.
- g. Energy conservation features should be incorporated in building design, including proper building orientation and provision for solar access. Passive solar building shading (roof overhangs, awnings) are encouraged.

5. Roofs and Mechanical Equipment

- a. Roofing materials should be architectural composition shingle, claytile, concrete tile, slate or metal standing seam.
- b. Variation in the shape, color and texture of roof structures should be used to create diversity and interest. Use of composition shingles shall be limited to architectural, thick dimension, random-cut types that provide relief and texture. Flat, monotonous surfaces shall be avoided.
- c. Gasoline islands or other open canopies should be designed to look like a structure. Thick columns and pitched roofs to match the main structure(s) should be utilized.
- d. Non-residential uses adjacent to residential uses should consider the use of pitched roof elements.
- e. All roof-mounted mechanical and utility equipment, including solar collectors, shall be screened from view with material similar to the architectural design of the project. The screening method should be treated as an integral part of the elevation.
- f. If the building itself does not act as a total roof screen for mechanical equipment, then any addition to the building to screen present or future mechanical equipment or solar collectors shall be constructed of the same building design elements and color.
- g. Where possible, electrical transformers should be either placed underground or screened.
- h. All exposed vents, gutters, downspouts, flashing, electrical conduits and the like should be placed with a consciousness of their effect on the building design. They should be painted to match the color of the adjacent surface unless alternative colors for these features are compatible with the building.

SECTION 6: SITE CONDITIONS AND LANDSCAPE DESIGN

A. SITE CONDITIONS

The on-site quarry operation has created a perimeter berm along portions of the property boundary and some drainage and soils issues, but the site topography is essentially the same as its surroundings. As a result, earthwork will include soil amendment with organic and other materials that will broaden the selection of plant materials and assure the health and longevity of the landscape. The existing soils are highly variable and consideration should be given toward plant materials tolerant of fast draining gravel, silty cobble, ponding water, and stockpiled topsoil.

With the exception of ball fields, all landscaped areas will either be raised as a berm or a gentle crown, or they will be lowered as a gentle swale or broad depression. These landforms will allow water to move across the site and will provide acceptable placement of topsoil for revegetation and soil restoration. The construction of all berms will be accomplished so as not to impair the flow of water across the site to the detention ponds located at the southern portion of the plan area. All earthworks will be constructed with varying slopes so that moderate gradients and transitions to tops and toes of slope can be made to appear more natural.

B. LANDSCAPE DESIGN

1. Landscape Concept

The landscape will be composed of the careful ordering of trees, shrubs, and groundcovers. The effects of this ordered composition include the following.

- a. Identification and aesthetic appeal for the plan area.
- b. Orientation within the community.
- c. Ease of surveillance to security personnel.
- d. Comfort and safety to pedestrians and bicyclists.

e. Hierarchy of Landscape Scales

Lines of large-canopy street trees will create the backbone of the Villages setting. The effect is to provide a spatial relationship between schools, parks, commercial centers, and residential areas. A sense of place will be established, as well as sense of arrival, destination, and direction.

Large, irregular groupings of landmark/understory/accent trees at entries, intersections, medians and all other locations will form the background and accent of the landscaped areas. These tree groupings will perform many functions including screening, tempering of the microclimate as well as accent to key areas and/or special features of the plan area. Landmark trees, usually large evergreen trees, will denote the most important features of the plan area. Trees are the major contributor to the Villages setting and it is likely that trees will be placed wherever possible leaving shrubs as an understory.

Shrub masses used in the middle and foreground strengthen focal points and edges. Landscape plans should take into careful consideration the placement and selection of shrub materials and the appropriateness of the shrub to its intended use as well as the level of maintenance the area is expected to receive.

The ground plane will be covered by either vegetation, deep and well-managed mulch or both depending upon the situation and intended ease and regularity of maintenance of the area. Vegetation may include trailing, matting, rooting, or clumping ground covers and lawn. The majority of the ground plane will be mulched for water conservation, weed control, soil stabilization, pathways, and free play.

1. Street trees will be placed in a linear fashion in single or double rows, at approximately 25-30 feet on center, from minimum 15-gallon container stock along all street frontages.
2. Understory/accent trees will be placed in random groupings, at approximately 15-25 feet on center, from minimum 15-gallon container stock at entries, intersections and as a background for other plantings.

3. Shrubs will be placed in random groupings or in a linear fashion depending upon the intended effect, spaced as appropriate to the eventual size of the plant and amount of anticipated maintenance, and planted from a minimum 5-gallon container.
4. Groundcovers will be triangularly spaced and planted from either 1-gallon container or from flats.
5. All landscape areas with the exception of lawn areas will receive a mulch layer or inorganic ground covering at the time of planting that may include natural bark or rock products.

Exhibit 13, Recommended Plant Materials List

Area		Botanical Name	Common Name
Zinfandel Drive	Street Tree	Platanus acerifolia 'Bloodgood'	London Plane Tree
		Quercus virginiana	Southern Live Oak
		Sequoia sempervirens 'Soquel'	Coast Redwood
		Zelkova serrata 'Village Green'	Village Green Zelkova
	Understory/Accent Tree	Ginkgo biloba	Maidenhair Tree (male)
		Lagerstroemia indica	Crape Myrtle
		Prunus cerisifera 'Thundercloud'	Flowering Plum
		Pyrus calleryana 'Aristocrat'	Ornamental Pear
Airpark Drive	Street Tree	Liriodendron tulipifera	Tulip Tree
		Pistacia chinensis	Chinese Pistache
		Sequoia sempervirens 'Soquel'	Coast Redwood
	Understory/Accent Tree	Lagerstroemia indica	Crape Myrtle
		Pyrus calleryana 'Aristocrat'	Ornamental Pear
Bear Hollow Drive	Street Tree	Quercus agrifolia	Coast Live Oak
		Quercus rubra	Red Oak
		Sequoia sempervirens 'Soquel'	Coast Redwood
	Understory/Accent Tree	Lagerstroemia indica	Crape Myrtle
		Nyssa sylvatica	Sour Gum
		Prunus cerisifera 'Thundercloud'	Flowering Plum
		Pyrus calleryana 'Aristocrat'	Ornamental Pear
Intersections and Focal Points	Landmark Tree	Calocedrus decurrens	Deodar Cedar
		Pinus pinea	Italian Stone Pine
		Sequoia sempervirens 'Soquel'	Coast Redwood
	Understory/Accent Tree	Prunus serrulata 'Kwanzan'	Flowering Cherry
		Prunus cerisifera 'Thundercloud'	Flowering Plum
Main Street	Street Tree	Lagerstroemia indica	Crape Myrtle
		Maytenus boaria	Mayten Tree
	Understory/Accent Tree	Celtis occidentalis	Common Hackberry
	Understory/Accent Tree	Prunus serrulata 'Kwanzan'	Flowering Cherry
	Parking Lot Tree	Platanus acerifolia 'Yarwood'	London Plane Tree
Business Park/Light Industrial Area			
	Street Tree	Celtis occidentalis	Common Hackberry
	Understory/Accent Tree	Prunus serrulata 'Kwanzan'	Flowering Cherry
		Pyrus calleryana 'Aristocrat'	Ornamental Pear
		Prunus cerasifera	Flowering Plum
		Lagerstroemia indica	Crape Myrtle
	Parking Lot Tree	Platanus acerifolia 'Yarwood'	London Plane Tree

Residential Areas	Street Tree	Celtis occidentalis Acer rubrum Pistacia chinensis	Common Hackberry Red Maple Chinese Pistache
	Understory/Accent Tree	Prunus serrulata 'Kwanzan' Pyrus kawakamii Betula pendula Alnus cordata	Flowering Cherry Flowering Pear European White Birch Italian Alder
Linear Open Space / Drainageways Morrison Creek Area / Parks / Perimeter Berm			
	Windrows	Liquidambar styraciflua Populus nigra 'Afghanica' Cedrus deodara Eucalyptus gunnii	American Sweet Gum Thieve Poplar Deodar Cedar Cider Gum
	Shade Canopy	Zelkova serrata 'Village Green' Quercus douglasii Quercus lobata Quercus rubra Quercus wislizenii Platanus racemosa Magnolia grandiflora Acer rubrum Acer buergeranum	Sawleaf Zelkova Blue Oak Valley Oak Red Oak Interior Live Oak California Sycamore Southern Magnolia Scarlet Maple Trident Maple
	Understory/Accent Tree	Lagerstroemia indica Nyssa sylvatica	Crape Myrtle Sour Gum
	Inundated Areas	Nyssa sylvatica Populus deltoides 'Souixland' Platanus racemosa Betula pendula	Sour Gum Eastern Poplar California Sycamore European White Birch

Exhibit 13, Recommended Plant Materials List

f. Windrows

Throughout the Sacramento and Central Valleys, tall, columnar trees, such as Poplar or Eucalyptus, have traditionally been used to delineate important locations or create landmarks in the predominantly flat landscape. These are known as tree “windrows”, as they usually consist of multiple rows of trees that have the dual purpose of providing shelter against the wind. In defining a sense of community through the project landscaping, the re-establishment of the windrows that were once a familiar part of the local agricultural landscape will create a sense of the community’s being grounded in the roots of the area. The presence of this familiar and traditional landmark throughout the new community will lend distinctiveness and identity to the project developments as they take place.

1. Windrow trees, where used, should be placed in a linear fashion in single or multiple rows or in irregular large groupings at approximately 20-30 feet on center, from minimum 15-gallon container stock.

2. Residential Front Yard Landscaping

- a. For all developments, the builder will install front yard landscaping. Front and street side yard areas between the street curb and the dwelling should be creatively landscaped with ground cover, berms, shrubs, and trees to provide a pleasing streetscape. The builder will install at least one street tree and one understory/accent tree of a minimum 15-gallon size per residential lot.

3. Primary and Secondary Project Entryways

The primary entry points into the community are located on Zinfandel Drive (north and south) and Prospect Park Drive (north). These are to include generous landscape corridors on each corner. Secondary entry points into the community are located at Airpark Drive, North Mather Boulevard, and Capital Center Drive. Project identity signage at secondary entries will provide a design theme consistent with the major entry features and other unifying elements. Landscaped corridor widths will be similar to that of the primary entries. See Exhibit 14, Primary Entryways for more detail.

- a. Within the landscape corridors, distinctive identity signage that will establish a unifying identity for the entire community will be established. Median treatments will also be included as a design element for the entryways.

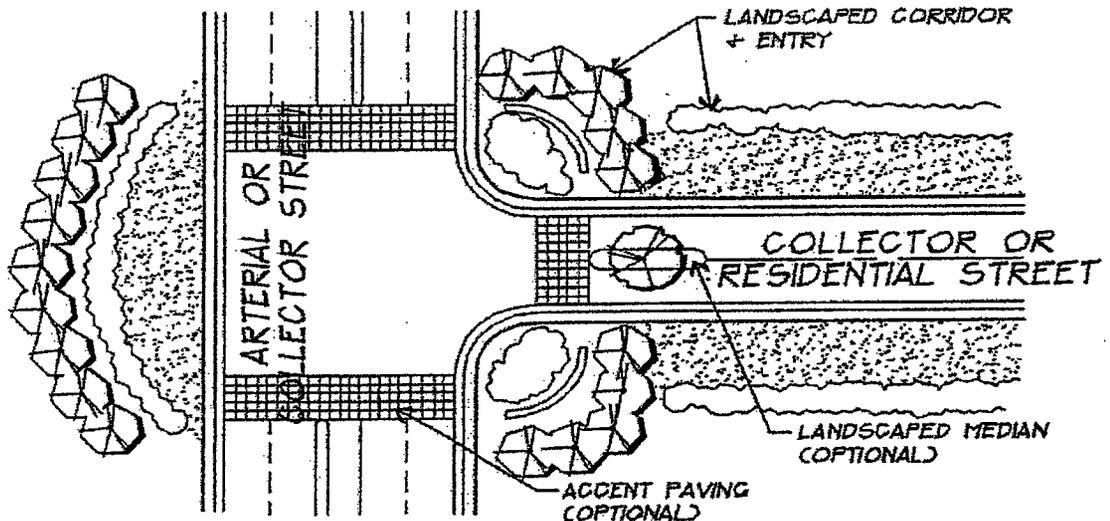


Exhibit 14, Primary Entryways

4. Major Street Intersections and Neighborhood/Site-Specific Entries

Major street intersections and residential/site-specific entries should be given a distinct sub-identity. The treatment of these intersections will define major neighborhoods or segments of the project and provide a distinct identity. See Exhibit 15, Major Street Intersections for more detail.

- a. Use of special landscape treatments, textured paving, roundabouts, and/or medians to create interest and provide separate sub-identities to smaller neighborhoods or sub-neighborhood residential clusters, without separating them and allowing for free access should be provided.

5. Linear Open Space / Drainageways

Linear open space/drainageways will shape and separate residential neighborhoods as well as connect them via a trail system. Landscape in these areas should take into consideration the varied uses afforded in these areas.

- a. Landscape in linear open space/drainageways should consist of shade trees, windrows, lawn and groundcovers. Shrubs, where used, should be placed carefully where visibility and security are not compromised.

6. Perimeter Berm

The perimeter berm forms and emphasizes the plan area and as such should be given special design consideration that takes into consideration the varied role the berm performs.

- a. Landscape along the perimeter berm should consist of shade trees, windrows, lawn and groundcovers. Shrubs, where used, should be placed carefully where visibility and security are not compromised.

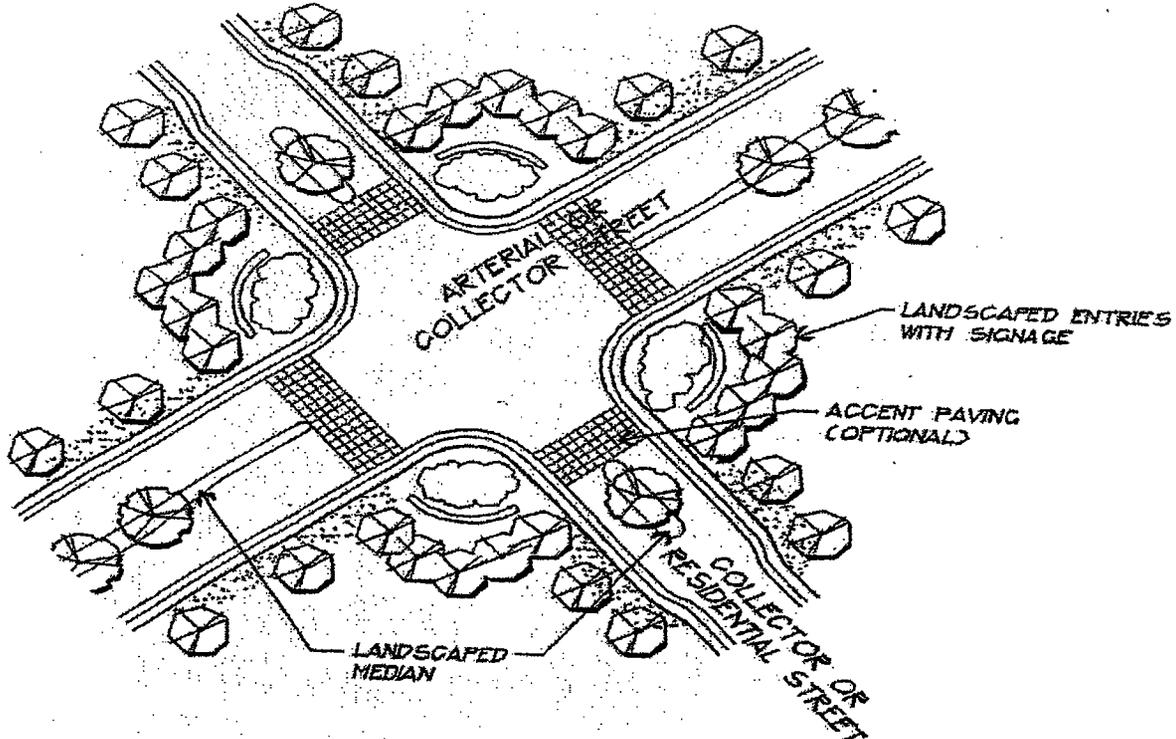


Exhibit 15, Major Street Intersection