

THE
Villages
OF
PATTERSON

Final Development Plan

June 2007
Final Submittal

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Chapter 1

Introduction

Introduction

1.1—OVERVIEW

The Preliminary Development Plan and the Final Development Plan for The Villages of Patterson is hereby submitted to the City of Patterson (“City”) by Terra Firma Entitlement Company, LLC (TFEC). TFEC, as master developer, is the authorized agent for Northeast Territories Patterson, LP (NET). NET controls a majority of the land area in The Villages of Patterson Plan Area. The legal descriptions of the land over which NET has a legal or equitable interest are enclosed in The Preliminary Title Report Binder. The Villages of Patterson are located south of Eucalyptus Avenue and north of Walnut Avenue between Sycamore Avenue and State Highway 33 in Patterson, California.

The Preliminary and Final Development Plan (PDP/FDP) is being submitted concurrently with applications for Pre-Zoning, Sphere of Influence Expansion, Annexation, General Plan Amendment with Rezone and Planned Development for The Villages of Patterson Master Planned Community. The Villages of Patterson Preliminary and Final Development Plan describes a traditionally designed, master planned community that includes a diverse range of single-family residential neighborhoods, a central core area (The Village Circle), recreational parks, a detention basin with multiple soccer fields, a commercial/office area, school sites linked by pedestrian trails and an efficient circulation network. Applications for vesting tentative subdivision maps and development agreements subsequently will be submitted for The Villages of Patterson.

1.2—PURPOSE

The purpose of this document is to identify the existing property conditions, the design character envisioned, the proposed land uses, the approximate densities of development, the proposed circulation systems/anticipated improvements, the architectural/landscape design parameters and the infrastructure for water, sanitary sewer and storm drainage.

The Villages of Patterson PDP/FDP has been prepared as a planning tool to assist the implementation of the City of Patterson General Plan and Development Plan goals and policies as applied to The Villages of Patterson Planned Development site, the Plan Area.

This preliminary document is the initial document that addresses site specific issues, such as site design, development standards, as well as project wide concerns, such as circulation and infrastructure needs. With this document and future final development plan documents, the City of Patterson can provide for the orderly and timely development of the individual project components of the overall Plan Area for The Villages of Patterson.

The Villages of Patterson PDP/FDP shall apply to the entire Villages of Patterson Plan Area. Should a Developer or Builder other than the Master Developer, Terra Firma Entitlement Company or any of its affiliates, develop property within the boundary of The Villages of Patterson Plan Area, they will be required to adhere to all the provisions included in this PDP/FDP. Upon approval, it will be incorporated as the City of Patterson’s Master Plan for the entire plan area.

1.3—PLAN AREA

The Villages of Patterson Development Plan occupies approximately one (1) square mile and is located northeast of the City center, which is at Las Palmas Avenue and State Highway 33. The Plan Area is outside of the City limits, (but inside the City’s existing General Plan) in Stanislaus County, and consists of approximately 692 gross acres. Acreage references will vary based upon gross versus net calculations. The default will be in gross unless otherwise specified as net. The Plan Area is positioned east of State Highway 33 and North First Street, and includes a section of land bounded by Eucalyptus Avenue to the north, Sycamore Avenue and the east side detention basin to the east, and Walnut Avenue to the south. Refer to **Exhibit 1, Location Map**.

1.4—PLAN OBJECTIVES

The primary goal of The Villages of Patterson Development Plan is to create a well-planned Traditional Neighborhood Design (TND) community with integrated neighborhoods and an overall “sense of place” that incorporates various design principles. The Development Plan establishes a variety of land uses including low, medium and high density residential, as well as, commercial, industrial, public/quasi-public, school and park sites. These land uses are intended to support the community with a desirable quality of life and livability, compatible with existing Patterson neighborhoods and to evoke Patterson’s history.

To further support the Development Plan’s vision, the residential neighborhoods are fully integrated with schools and parks. These schools and parks are both linked and served by an internal and perimeter open space system. The open space system provides a network of bicycle and pedestrian trails that connect all residential neighborhoods and public facilities within the Plan Area. The pedestrian and bicycle trail network will also link other areas of the City to park and school facilities within The Villages of Patterson Plan Area. Bicycle and pedestrian paths throughout the Plan Area will enhance the overall cohesive and interactive community character.

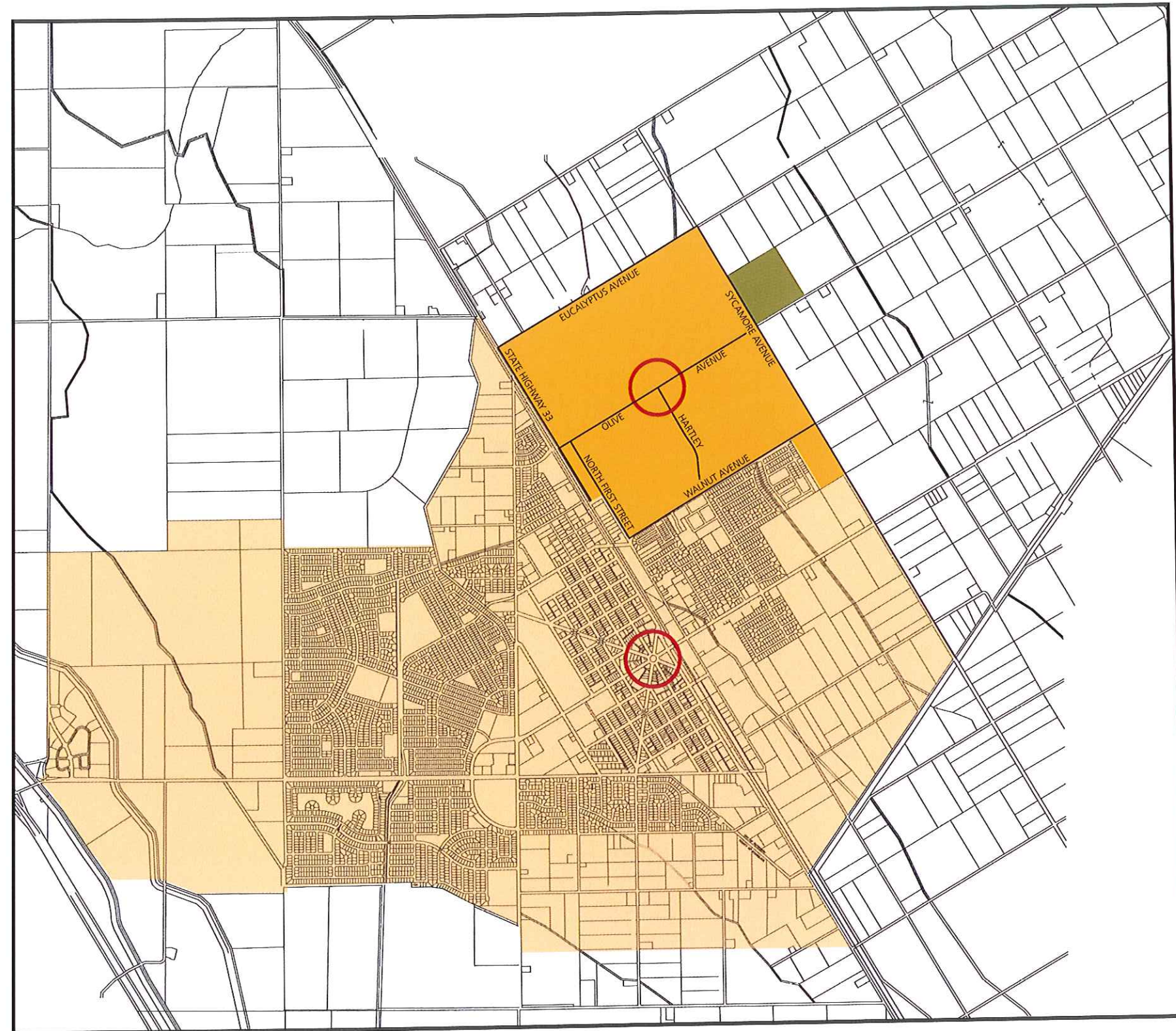
Key elements of the Development Plan include:

- a quality affordable housing program focusing on very low, low, and moderate income levels with a variety of products available
- a wide diversity of lot sizes and housing types that are predominantly street-oriented
- reduced interior street widths
- planting strips (parkways) between curbs and sidewalks with large canopy trees
- the strategic use of alleyways and detached garages located to the rear of the lot, de-emphasizing the impact of garages on the streetscene
- an emphasis on pedestrian, bicycle, and public transportation options
- up to eight community soccer fields




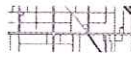

These features are often referred to as “Neo-Traditional” because they reflect traditional forms and styles of development that are then applied to modern building practices. The advantages of this design approach include an increased sense of neighborhood and community, a reduced emphasis on the automobile, an increased use of pedestrian and bicycle circulation, and a more attractive and aesthetically pleasing streetscene. These design principles are consistent with the policies of the City’s General Plan.

Exhibit 1 | Location Map

The Villages of Patterson Plan Area is located in the northeast quadrant of the City of Patterson's current General Plan Area. No expansion of the City's General Plan is required. Refer to the exhibit on this page.

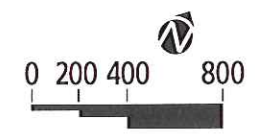
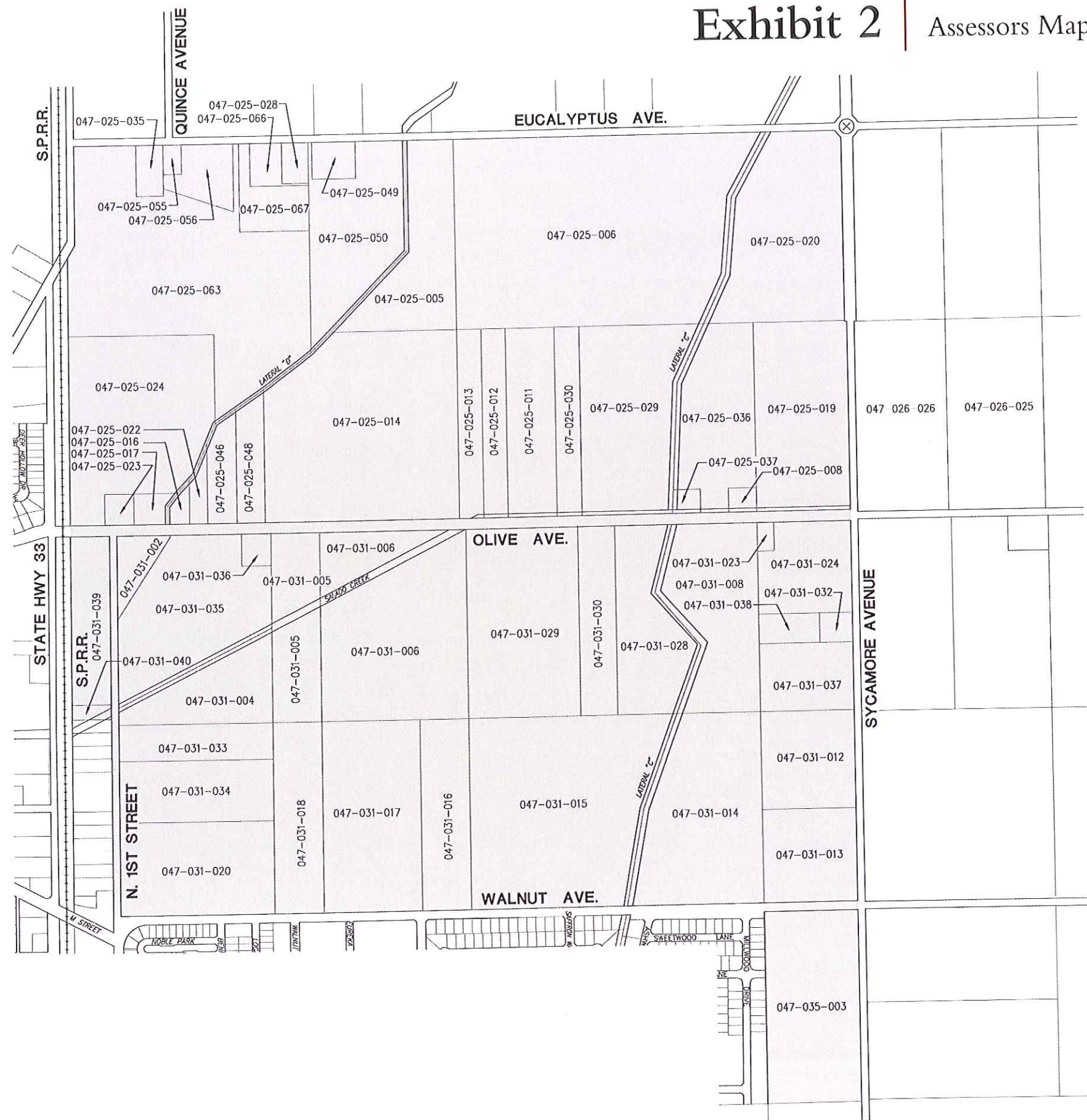


Legend

-  City of Patterson General Plan Area
(currently includes The Villages of Patterson Plan Area)
-  The Villages of Patterson
-  Stormwater Detention Basin with Soccer Fields
-  Stanislaus County
-  Patterson Circles

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Exhibit 2 | Assessors Map



All materials presented herein are conceptual and are to be used for illustrative purposes only. This preliminary plan and all its elements are subject to change and are presented in draft form. Accordingly, this plan should not be used to form the basis of any financial considerations or any future entitlements. The Terra Firma Entitlement Company reserves the right to modify this plan without notice and in any manner they, in their sole direction, deem appropriate.

Design Challenge

The “Big Idea” for the development of The Villages of Patterson Development Plan includes:

- community character development which celebrates historic and existing Patterson
- a plan area entirely within the City’s General Plan boundary
- creation of a second town “circle,” as the focal point of The Villages, in terms of circulation, land use and architectural design
- provision for a higher level of design quality in architecture, site planning and landscaping
- a broad range of housing styles, sizes and prices
- housing product segmentation
- introduction of exciting new residential product types
- a blend of single-family and multi-family housing types
- affordable homes for the community of Patterson
- connectivity to existing Patterson communities
- a development plan which promotes “smart growth”
- “walkable” community of neighborhoods
- parks, community recreation, pedestrian and bicycle trails
- private recreation opportunities
- creation of a focal point for each of the four (4) villages is a neighborhood park
- at least one neighborhood park is within walking distance to each home
- a stormwater detention basin with up to eight soccer fields
- up to three (3) new schools
- live/work opportunities
- commercial opportunities, based on market demand
- job creation
- east side development will balance recent west side growth
- provision for public/quasi public uses (e.g., a community center)

- integration of existing residential neighborhoods south of the Plan Area
- integration of school sites into the community, to minimize the impact of these facilities on future residents

The Villages Development Plan implements Patterson’s award-winning City Design Guidelines with the principles of:

- integrating local cultural/historical themes into building and site design
- encouraging traditional neighborhood building and street patterns
- maintaining authentic building styles and design elements which relate to historic Patterson architecture
- encouraging pedestrian-oriented buildings and site planning
- respecting surrounding context and scale of adjacent neighborhoods

Key Design Concepts

While there is flexibility built into The Villages of Patterson Development Plan, there are several design principles that must be implemented as close to the Development Plan as possible. These concepts are the key to achieving the objectives described above. These are as follows:

- creation of four (4) distinct villages
- incorporation of the historic city “circle”
- creation of a grid-like system for all streets
- incorporation of a paseos system to provide safe pedestrian and bicycle travel to all portions of the planned community
- utilization of Olive Avenue and a portion of Hartley Street as key community identity streets, with building frontage and enhanced landscaping
- provision for building frontage on neighborhood parks and along collector streets and paseos to create public orientation to the street and green spaces
- perimeter, landscaped “edges” along Eucalyptus Avenue, Sycamore Avenue, Walnut Avenue and North First Street providing pedestrian access and buffering adjacent uses
- the avoidance of sound walls, except along Eucalyptus Avenue, Sycamore Avenue, Walnut Avenue and North First Street

Interior and exterior paseos, bicycle trails and other pathways link all of the parks and other public open spaces within the community. The paseos are important amenities that will add value to the new neighborhoods and help offset the high activity levels of the schools and recreation areas. The Development Plan also includes a landscaped pathway similar to the paseos along all four edges of the community. This buffer is a very important element in creating and maintaining a high quality residential environment in this area.

Alley access is planned in many neighborhoods to energize the streetscene with “architecture forward.” This access will also minimize residential on-street parking conflicts and conflicts with access to front-loaded garages and driveways.

1.5—DEVELOPMENT PLAN REGULATION AND ADOPTION

The Villages of Patterson Development Plan guides the form of growth within the Plan Area. Detailed development concepts, standards and design guidelines are provided to ensure that all development projects within the Plan Area are consistent with the central vision of The Villages of Patterson Development Plan. These development concepts, guidelines and standards are in accordance with the Patterson General Plan, Municipal Ordinances and the City’s Standard Specifications and Drawings. This Development Plan will be used to review, process and approve precise development proposals such as tentative subdivision maps, site plans and improvement plans as they are proposed for the project.

Should a Developer or Builder other than the Master Developer, Terra Firma Entitlement Company or any of its affiliates, develop property within the Boundary of The Villages of Patterson Plan Area, they will be required to adhere to all the provisions included in this PDP/FDP.

1.6—RELATIONSHIP TO THE PATTERSON GENERAL PLAN

Patterson General Plan Policy I.A.3 provides criteria for the City to analyze “initiation of proceedings for the annexation of additional land for residential development.” These criteria involve a jobs-housing ratio at, or approaching, .85 and a population at, or approaching, 21,000. General Plan Policy I.A.4 provides for a waiver of the requirements under Policy I.A.3 if the “project will result in a significant public benefit.” The Villages of Patterson project is entitled to a City Council waiver of General Plan Policy I.A.3 because it provides not just a single significant public benefit, but multiple significant public benefits. These are detailed below.

Quality Affordable Housing

affordable housing program

Both upon the application’s acceptance as complete and in its current status, The Villages of Patterson Development Plan exceeded the affordable housing requirement for the City of Patterson in quantity and also by constructing affordable units instead of relying on in-lieu fees. The Villages of Patterson will provide 7.5% of its units as very low income, and 7.5% as low income for a total of 15% of the housing as affordable. The affordable housing requirement at the time of application and currently for the City of Patterson is 5.0% very low income, and 5.0% low income. Thus, The Villages of Patterson is creating a significant public benefit by exceeding the required affordable housing percentage, as well as building all of its affordable housing units versus paying the in-lieu fees.

very low income program

The master developer of The Villages of Patterson project will “team up” with a bona fide developer of very low income housing to provide affordable units to very low-income households in Patterson. Very low-income units will be constructed instead of relying on in-lieu developer fees. Very low income units will total no fewer than 7.5% of the total units in The Villages of Patterson project. Initially, the Master Developer will enter into a contract with Self Help Enterprises to develop approximately 120 rental units in two (2) phases to serve the very low income level. The very low income units will be developed at the same time that market rate units are being built. Self Help Enterprises will qualify the applicants and report the income qualifications to the master developer and the Planning Department with the City of Patterson

on a quarterly basis. The Very Low income units will remain very low income in perpetuity. Initially, very low income units will be developed in Plan Areas 14 and 12 and will be located close to the future elementary (PA27) and middle (PA9) school and adjacent to a neighborhood park.

Very low income pricing requirements will be met by a land “write-down” by the master developer, in cooperation with Self Help Enterprises or similar agencies, and any other available government assistance, including that which is available from the City.

Should a Developer or Builder other than the master developer, Terra Firma Entitlement Company or any of its affiliates, develop property within the boundary of The Villages of Patterson Plan Area, they will be required to provide 7.5% of the total market rate units they develop for the very low income level. For example, if the Developer or Builder decides to build 120 market rate units they shall provide 7.5% or nine (9) units at the very low-income level.

low income program

The master developer of The Villages of Patterson project will utilize various strategies to provide units affordable to low income households in Patterson. Strategies may include teaming up with a bona fide developer of low income housing such as, but not limited to, Self Help Enterprises or Habitat of Humanity to provide such units or the introduction of manufactured homes. Low Income units will be constructed instead of relying on in-lieu developer fees, and will total no fewer than 7.5% of the total units in The Villages of Patterson Plan Area. Initially, the master developer will enter into a contract with Self Help Enterprises to develop and sell approximately 110 Single Family detached low-income homes under Self Help’s guidance. Self Help Enterprises will qualify the applicants and report the income qualifications to the master developer and the Planning Department within the City of Patterson on a quarterly basis. The low income units will be developed at the same time that market rate units are being built. Initially, low income units will be developed in Plan Areas 11, 13, and 15 and will be located close to the future elementary (PA27) and middle (PA9) school and adjacent to a neighborhood park.

Low income pricing requirements will be met by a land “write-down” by the master developer, in cooperation with Self Help Enterprises or similar agencies, and any other available government assistance, including that which is available from the City.

Should a Developer or Builder other than the master developer, Terra Firma Entitlement Company or any of its affiliates, develop property within the Boundary of The Villages of Patterson Plan Area, they will be required to provide 7.5% of the total market rate units they develop for the low income level. For example, if the Developer or Builder decides to build 120 market rate units they shall provide 7.5% or nine (9) units at the low-income level.

Please reference the Development Agreement entered into between the Master Developer and the City of Patterson for final affordable housing requirements.

Fire Station and Police Satellite Station

Currently one (1) fire station serves the City of Patterson, with a second station planned for the West Patterson Business Park area. The Villages of Patterson Plan Area provides for a future fire station and a the potential for a police satellite station to be located in Planning Area 50. This location will allow for better response time for all of Patterson east of State Highway 33. This will be the first fire and police facilities located east of Highway 33 in Patterson. It is anticipated that funding for the fire station and police satellite station will be acquired through The Villages of Patterson Community Facilities District (CFD). The Villages of Patterson provides a significant public benefit through the construction of a fire station and a potential police satellite station.

Schools

The Patterson Joint Unified School District (PJUSD) has purchased the property, and plans on building, Walnut Grove School, a K-8 school in The Villages of Patterson Plan Area, to be located at the corner of Walnut and Hartley Avenue on Planning Area 9. Additionally, the School Board for the PJUSD has approved the location of two (2) new elementary schools, located in Planning Areas 27 and 56 within The Villages of Patterson Plan Area. The School District will begin construction of the Walnut Grove school site, owned by the School District, in the fall of 2006. This new school will open as a K-8th grade school until the first new elementary school opens, at which time the Walnut Grove School will convert to a Middle School. Walnut Grove School represents the first school ever built east of State Highway 33 in the PJUSD, helping to balance the east/west development in the Patterson area. The Walnut Grove School will serve existing children living on the east side of town who currently have to travel across town to attend school, as well as new residents of The Villages of Patterson. The Walnut Grove School will start with a capacity of 600 students, with plans to expand to 1000 students after receiving additional funds from The Villages of Patterson's CFD to build the expansion. Additional funds from the CFD will also be used to help fund the second elementary school located on Planning Area 27. In addition to funding from the CFD, the PJUSD will enter into a Mitigation Agreement with the master developer or any of its affiliates, to pay a building permit fee, with an amount to be determined, which shall be used toward the expansion of the elementary schools located on Planning Areas 27 and 56.

Should a Developer or Builder other than the master developer, Terra Firma Entitlement Company or any of its affiliates, develop property within the boundary of The Villages of Patterson Plan Area, they will be required to enter into the Mitigation Agreement approved by the PJUSD and the master developer with the PJUSD.

The three (3) new schools will not only serve the residents of The Villages of Patterson, but will also serve the current students on the East side of the City of Patterson. Because of the contribution to the PJUSD from The Villages of Patterson CFD and the additional mitigation payments to be made to serve the Walnut Grove School and future elementary schools, the three (3) new schools represent a significant public benefit to the City of Patterson.

Soccer Park

The stormwater detention basin for the project is classified as a public facility. Currently the basin is owned by the City and will be expanded to handle run-off from The Villages of Patterson and other areas within the City. The basin expansion will begin at the start of the first phase of development. In addition to serving as a detention basin, up to eight (8) regulation soccer fields along with restroom facilities and parking for the complex will be constructed. Currently the City of Patterson has one (1) public soccer field to serve the current city programs, along with numerous private soccer clubs. The lack of available soccer facilities forces games into neighborhood parks not designed for this type of activity. The future soccer complex will enable the City to grow its existing sports programs in addition to serving the local soccer clubs. It is anticipated that the new soccer complex will be managed by the City of Patterson's Parks and Recreation Department. The Villages of Patterson provides a significant public benefit through the development of the Soccer Field Complex that will serve the City of Patterson's Parks and Recreation Department and local soccer clubs.

East-West Balance

The Villages of Patterson project provides a significant public benefit by balancing the residential growth of the City. The City of Patterson is in danger of becoming a "tale of two cities." Significant residential growth on the west side of State Highway 33, catering to the commuter market, has not been matched by east

side development, other than the current Sutter Pointe subdivision. No significant east side residential development has occurred in many years. Consequently, the historic lack of public facilities on the east side of the City has been exacerbated. For example, no public schools have been located on the east side of State Highway 33, forcing all school children to cross this State Highway to attend school. The first east side school will be constructed by the Patterson Joint Unified School District in The Villages of Patterson Plan Area, and is expected to be completed in 2008. Up to two (2) more schools are planned for the Plan Area, reversing this decades-long neglect of the east side.

In addition, The Villages of Patterson will bring other important public services to the east side of Patterson. A new fire station and police satellite office, both firsts on the east side, are planned for The Villages. The extensive park and trail network in The Villages will be available to existing residents of the east side of Patterson and provides the possibility of linking existing east side parks to this new network, improving the quality of life for existing residents. The dual-use storm drainage basin with soccer fields will address the lack of regional sports facilities on the east side of Patterson.

Land-Saving and Efficient Housing Types

The Villages of Patterson provides a significant public benefit by bringing innovative and efficient housing types to Patterson. The Villages project introduces higher density housing product to Patterson such as alley-loaded homes, motor court homes, green court homes, townhomes and live/work homes. These higher density housing types provide many advantages. They utilize less prime agricultural land by housing more people on the same amount of acreage. They create livable and walkable communities due to their higher density design. They provide a more efficient use of public utilities by providing more services to houses in a smaller area. This higher density product has been uncommon in the San Joaquin Valley and its success in Patterson will provide a template for other communities to utilize. This will result in the public benefits first achieved in Patterson being magnified in other valley communities.

Workforce Housing

The Villages of Patterson provides a significant public benefit by providing the additional housing needed for the continued success of the West Patterson Business Park. The early success of the West Patterson Business Park has been established with the location of major Kohl's and Longs distribution centers, important facilities for Global Valley Networks, the Patterson Joint Unified School District, the Tracy Press/Patterson Irrigator, and the imminent prospect of a junior college satellite facility for Modesto Junior College, with future plans for a complete campus.

This business park success has occurred at a quicker than anticipated pace. Given the rate of absorption of the remaining housing stock in the west Patterson region, the City will need to bring additional housing stock on-line to ensure the continued availability of housing for the employees of new or expanding employers seeking to locate in the West Patterson Business Park. Given the location of The Villages Plan Area on the east side of Patterson, it is more likely to serve a local rather than a commuter population. This will provide the City with the ability to provide housing for residents and the local workforce interested in working in Patterson and the western and central parts of Stanislaus County, not just the Bay Area. The innovative, higher density products will be an important part of the new workforce housing.

Land for Job Opportunities

The Villages of Patterson provides a significant public benefit by including significant and unique opportunities for jobs not found elsewhere in the City of Patterson. These opportunities are found in the live/work space available in the Village Circle land use designation and in the Light Industrial land use designation on the western side of the Development Plan.

First, the live/work opportunities available in the Village Circle area will be unique. The Village Circle area is conceived as a higher density mixed-use neighborhood that will include high density residential (such as townhomes and condominiums) and commercial uses serving the population on the east side of town. Among the commercial uses will be live/work opportunities for professional offices and studios. This opportunity will be the first of its kind in Patterson and will help with the City's jobs-housing balance. It will also alleviate automobile travel for those entrepreneurs utilizing the live/work lifestyle.

Second, the light industrial area will replenish Patterson's decreasing stock of land available for small/family businesses. Some of these small business owners have not been able to locate in the West Patterson Business Park and do not choose to locate to the heavier industrial areas within the City. Patterson's inventory of sites available for smaller and family businesses has dwindled in recent years and The Villages project will provide an aesthetically pleasing business location and infrastructure for lots that will be available to these business owners. Such smaller scale sites are often overlooked in the planning process, but not so here. The Villages project will bolster Patterson's inventory of light industrial land.

These smaller scale land uses often have higher jobs per acre yield (estimated at 25 to 39 jobs per acre), so there is the potential for 900 to 1,400 new jobs in The Villages of Patterson.

Continued Responsible Planning

The Villages of Patterson provides a significant public benefit by continuing Patterson's responsible growth patterns established in the 1992 General Plan and reaffirmed in 2004. In the 1992 General Plan, the citizens of Patterson charted their course for future growth. Patterson has kept to its growth plan and has become the envy of Stanislaus County with its stunning achievement of leveraging the strong demand for residential development into Stanislaus County's first large, modern business park, the West Patterson Business Park. Patterson also leveraged the strong demand for residential development into fixing existing city problems, like the northeast storm drain solution to flooding, and into obtaining needed city facilities such as a new city hall, aquatic center, senior/community center and new schools. All of these achievements were possible due to adherence to the 1992 General Plan. The Villages of Patterson project is the next logical step in implementing the 1992 General Plan because it joins the next stage of community development to the existing, but underserved, eastern residential neighborhoods. The Villages of Patterson provide a significant public benefit in continuing implementation of Patterson's visionary 1992 General Plan, in a single, well-designed, comprehensive plan.

In summary, The Villages of Patterson provides the transitional project that the City needs to address its future. There has been enormous growth pressure around the Patterson urban planning area. The City has been inundated with development proposals

from speculators outside the General Plan area of the City. These proposals raise significant issues that the City Council and citizens of Patterson have announced they will address in a thoughtful and deliberate process over a number of years. The Villages project provides the public benefit of being a transitional project that the City can implement while it creates its future by undertaking this community process. The land comprising The Villages Plan Area has been in the City's General Plan since 1992; therefore, it only implicates issues that have been known for well over a decade. It does not require expansions of the General Plan boundary. It provides the unique opportunity to balance the City between east and west that, if it is not taken now, could be lost to the future growth pressure on the west side that will seek to continue serving the commuter and not the local market. The Development Plan will ensure that the Business Park does not miss a development opportunity due to the lack of workforce housing availability. This plan provides the much needed location opportunities for local and family businesses. The Villages of Patterson provide significant public benefits to the City of Patterson and its citizens.

1.7—DEVELOPMENT PLAN DOCUMENT ORGANIZATION

This Development Plan document is divided into seven Chapters. Following this introduction, **Chapter Two, Existing Conditions**, discusses current conditions within and surrounding the Plan Area. **Chapter Three, Community Character and Design Guidelines**, identifies land uses and unique community features within the Plan Area and provides a list of design guidelines and development standards to establish the overall community appearance. **Chapter Four, Circulation**, describes the layout and hierarchy of the street system and includes discussion on the pedestrian/bicycle pathway network. **Chapter Five, Parks and Recreation**, examines the program of extensive parks and green spaces for local and regional recreation. Infrastructure facilities such as water, sewer, and drainage, as well as, community police and fire protection services are described in **Chapter Six, Public Facilities and Services**. **Chapter Seven, Implementation**, discusses phasing and other approval processes that are necessary to implement the vision of The Villages of Patterson Development Plan.

Chapter 2

Existing Conditions

Existing Conditions

2.1—LANDFORM/ EXISTING IMPROVEMENTS

The Plan Area largely consists of agricultural uses, especially orchards and row crops with associated homes and other structures. There is very little relief to the landscape. The soils in this region are clay. The Patterson Irrigation District (PID) laterals Three (3) North and Four (4) North, also known as “D” & “C”, run in a generally north-south direction and are located within the western and eastern thirds of the site. Residential structures are present along Walnut Avenue, Olive Avenue, Eucalyptus Avenue, Sycamore Avenue and North First Street. A new residential subdivision is being developed to the south of the Plan Area. This subdivision mainly consists of low density single-family housing. Existing residential development occurs to the south and west of the Plan Area; additional agricultural lands exist to the north and east.

Exhibit 3, Existing Site Features & Conditions details existing structures and irrigation ditches within the Plan Area.

2.2—LEGAL DESCRIPTION

The proposed Plan Area is situated in the State of California, County of Stanislaus, and is comprised of numerous Assessors Parcels totaling approximately 692 gross acres. The majority of The Villages of Patterson land is located within the approximate square mile bordered by Walnut Avenue, Sycamore Avenue, Eucalyptus Avenue, North First Street and State Highway 33. Also included as part of the project will be a parcel which is approximately 19 acres, bordering the south side of Walnut Avenue and the west side of Sycamore Avenue (APN 047-035-003).

Being a portion of Section 24, Township 5 South, Range 7 East, a portion of Sections 18 and 19, Township 5 South, Range 8 East, Mount Diablo Meridian, and a portion of the Del Puerto Grant, all lying in the County of Stanislaus, State of California, more particularly described as follows:

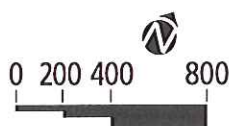
Beginning at the intersection of the northwesterly line of 60-foot wide Walnut Avenue and the southeasterly line of 50-foot wide First Street, said point being on the existing city limits line of the City of Paterson per the First Street Reorganization to the City of Patterson; thence, thence North 30°00'12" West along said city limits line and said southeasterly line of First Street, a distance of 1,290.67 feet; thence continuing along the said existing city limits line South 59°59'48" West, a distance of 399.87 feet to the northwesterly line of the 100-foot wide Southern Pacific Railroad right-of-way; thence continuing along said city limits line and along said railroad right-of-way North 30°00'17" West, a distance of 3,147.49 feet to the westerly line of 66-foot wide Ward Avenue; thence leaving said city limits line and along said westerly line North 00°19'30" East, a distance of 198.03 feet to the southwesterly line of 50-foot wide State Highway 33; thence along said southwesterly line North 30°00'17" West, a distance of 668.40 feet to the southwesterly prolongation of the northwesterly line of Eucalyptus Avenue; thence along said northwesterly line of Eucalyptus Avenue, North 60°00'45" East, a distance of 2,641.51 feet; thence continuing along the northwesterly line of said Eucalyptus Avenue, North 59°59'47" East, a distance of 990.39 feet; thence continuing along the northwesterly line of said Eucalyptus Avenue, North 29°59'39" West, a distance of 5.00 feet; thence continuing along the northwesterly line of said Eucalyptus Avenue, North 59°59'47" East, a distance of 330.13 feet; thence continuing along the northwesterly line of said Eucalyptus Avenue, South 29°59'39" East, a distance of 5.00 feet; thence continuing along the northwesterly line of said Eucalyptus Avenue, North 59°59'47" East, a distance of 1,360.52 feet to the northwesterly prolongation of the southeasterly line of Sycamore Avenue; thence along said prolongation and the southeasterly line of said Sycamore Avenue, South 29°59'42" East, a distance of 1,345.37 feet to the northeasterly line of Lot 51 as shown on the Map of Patterson Colony, Sub-Tract No. One, recorded in Volume 4 of Maps, Page 40, Stanislaus County Records.

Exhibit 3 | Existing Site Features & Conditions



Legend

- 1 existing City residential outside of Plan Area
- 2 existing residential within Plan Area (typical)
- 3 irrigation laterals
- 4 existing agriculture
- 5 existing self-storage and light industrial uses
- 6 existing storm detention basin



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Chapter 3

Community Character
and Design Guidelines

Community Character and Design Guidelines

3.1—PATTERSON HISTORY

Patterson residents take great pride in the historical roots of their community. The history of Patterson begins with the measuring of the Rancho Del Puerto and the subsequent grant of land to Mariano and Pedro Hernandez on January 30, 1844 by Manuel Micheltoreno, then Governor of the Californias. This Mexican Land Grant was for acreage stretching east of the present day State Highway 33 to the San Joaquin River. The northern boundary was Del Puerto Creek and the southern boundary was just south of present day Marshall Road.

Samuel G. Reed and Ruben S. Wade made claim to the land on January 7, 1855. President Abraham Lincoln signed the land grant. This land changed hands several times and was finally sold to John D. Patterson on August 14, 1866 for \$5,400.

John D. Patterson purchased additional land and upon his death in 1902, a total of 18,462 acres were willed to his heirs. This land was sold to the Patterson Ranch Company on May 16, 1908 for the sum of \$540,000 cash gold coin.

John's son, Thomas W. Patterson, subdivided the land into ranches of various sizes and modeled the design of the town after Washington, D.C. and Paris, using a series of circles and radiating streets.

Today, agriculture remains the primary component of Patterson's economic base. The town is known for its orchards of apricots, almonds and walnuts. In fact, Patterson calls itself The Apricot Capital of the World. Also grown are numerous row crops of dry beans, tomatoes, broccoli, spinach, peas and melons. The largest employers are Patterson Frozen Foods (manufacturing sector) and the Patterson Unified School District (non-manufacturing sector).

3.2—DESIGN INSPIRATION AND HISTORIC REFERENCE

The concept of "neighborhood" dates back to Englishman Ebenezer Howard (the originator of the "new town" movement) at the end of the 19th century. His idea was to create a community of six (6) interlinked neighborhoods (or "wards") of about 5,000 people each, focused on an elementary school, bounded by major streets, and containing a variety of residential accommodations.

Higher housing densities were concentrated around a core area to increase the area's vitality. Narrow streets were planned in an efficient grid pattern with short residential blocks, to minimize street dominance, while emphasizing the pedestrian environment, since walking was the primary mode of transportation.

The Villages of Patterson, like most of the "new urbanist" and "smart growth" communities that are being planned and constructed today will breathe fresh life into the neighborhood concept by providing denser, more diverse residential areas with a mix of local shops and/or live work opportunities, and public facilities without low-density sprawl.

The "neighborhood" concept for The Villages of Patterson is based on "walkability," interconnected streets and sidewalks, and a central core or node such as a neighborhood park and/or a neighborhood commercial center. A day-care or place of worship may also be a component of the core. The neighborhood is walkable because it is fairly limited in size: approximately one-quarter to one-half mile in diameter or a five to ten minute walk.

At the center of each of the four (4) villages is a park where neighbors can gather and get to know one another. Access to the core is direct and continuous from each neighborhood. Neighborhoods will vary in size. Ideally, the school will be within a ten (10) to fifteen (15) minute walk from all residences that it serves.

The vision for The Villages of Patterson is the development of a community, built on the principles just described. The land use elements reflected in the **Master Land Use Plan, Exhibit 5**, are designed to create "livability" and a sense of place. To achieve this, prominent features have been created either visually or physically in all areas of the Plan Area. Land uses within The Villages have been arranged to provide a hierarchy of spaces ranging from highly active shared spaces to private residences. Centrally located within the Plan Area are highly energized land uses composed of a commercial center and a community recreation area. Reinforcing the development of the Plan Area's central core are the adjacent multi-family residential land uses. Beyond the multi-family residential areas, single-family homes are planned. This results in progressively increasing activity and development intensity from the Plan Area edges to a culmination at the "heart" of The Villages of Patterson.

To integrate the land use elements of the Plan Area, distinctive open space corridors are provided to create a unique visual landscape for both residents and visitors to enjoy. These open space corridors and "edges" provide visual relief and a functional link among the neighborhoods. In addition, these open space "edges" surrounding The Villages of Patterson establish a buffer between adjacent land uses found outside the Plan Area and the land uses established within The Villages.

3.3—COMMUNITY STRUCTURE

The “heart” of The Villages of Patterson is a central core area, a village circle, derived from the original plan for the City of Patterson. A circular “wheel” with an approximate radius of 650 feet includes an outer street and an inner “circle”, or roundabout. Between these streets are eight (8) pie-shaped parcels devoted to high density residential, commercial, recreation, live/work, park and community purpose uses. This layout is a mirror image of existing Patterson’s downtown core. The Village Circle will provide the central community focus for social activity, community recreation, commercial use, pedestrian activity and potential civic/community purpose activities.

The Village Circle is surrounded by four (4) Villages or “quadrants,” amounting to approximately 160 acres each. Each quadrant or one quarter square includes a central roundabout at the intersection of two (2) collector streets, and a central “formative” neighborhood park of approximately 4.2 acres. Neighborhood Parks may include picnic facilities, a play structure, an open grass area and recreation amenities; such as those for basketball, volleyball, horseshoes, etc. Each village or quadrant includes a mix of low and medium density residential uses, sited to allow three (3) to four (4) varied product types to front on the park and to allow for merchandising of model homes for each of these housing products. Refer to **Exhibit 4, Community Structure Plan**.

The Neighborhood Parks serve as terminal points or destinations along the “spokes” or paseos extending from the central core into each neighborhood. Refer to **Exhibit 5, Master Land Use Plan**.

To ensure the Development Plan’s vision is implemented over time, the proposed land uses are complemented by a set of development standards and guidelines. This chapter illustrates a set of design guidelines and development standards for The Villages of Patterson arranged by General Plan density categories. The development standards and guidelines in this chapter will allow and encourage diverse architectural opportunities throughout the Plan Area while maintaining a clearly recognizable overall design character and quality.

The development standards and guidelines provided within this chapter are intended to function in conjunction with the City’s Zoning Ordinance. However, in some cases, standards may conflict with the City’s Zoning Ordinance. In these circumstances, The Villages of Patterson Development Plan standards and guidelines shall prevail. Any regulations not contained in this Development Plan are deferred to the regulations contained in the City of Patterson Zoning Ordinance/Municipal Code.

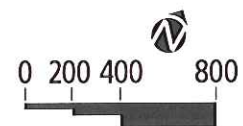
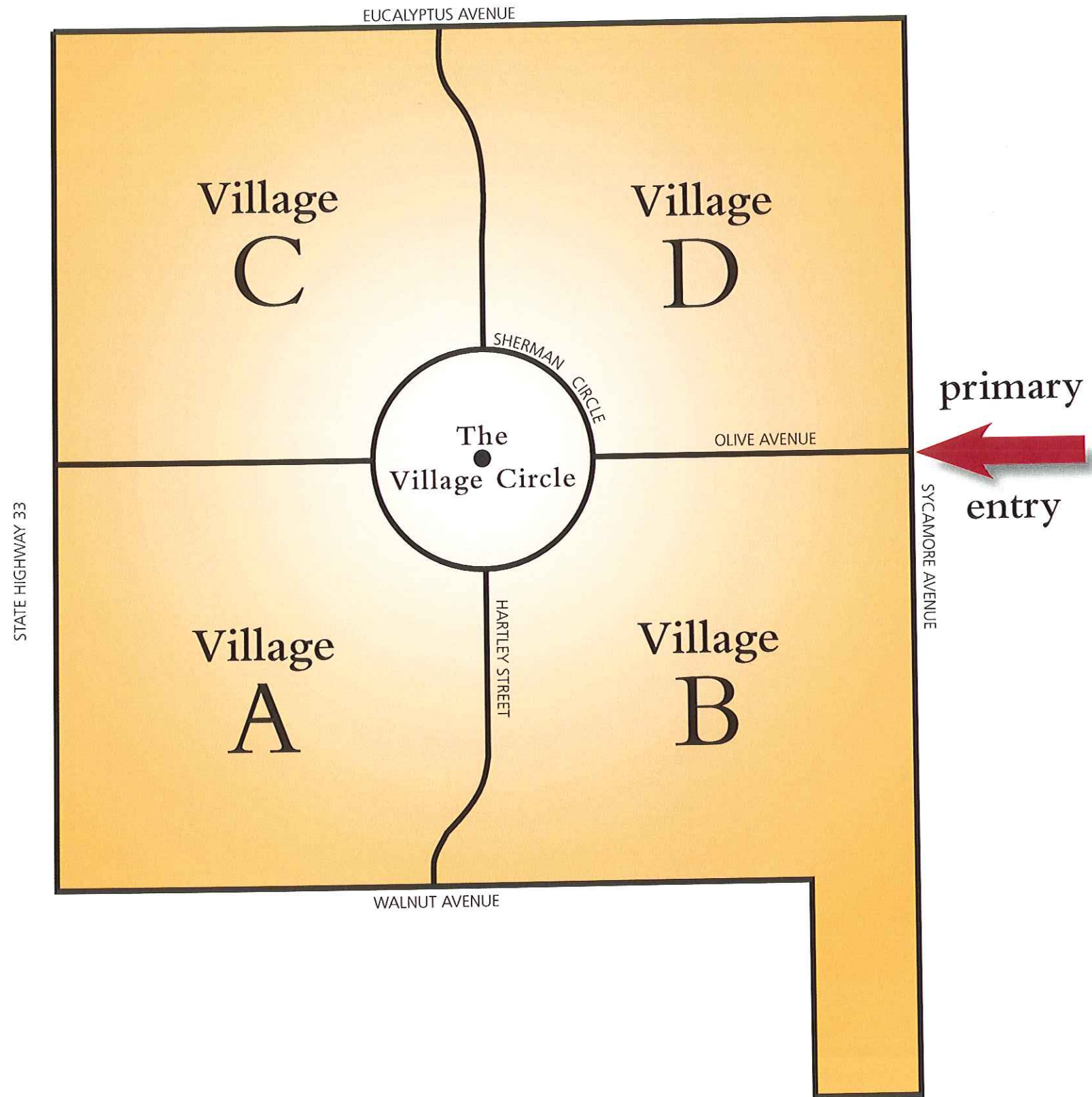
3.4—RESIDENTIAL

A wide range of housing opportunities is encouraged in the Development Plan to allow for a diversity of both ownership, lifestyle and affordability opportunities. This establishes a commitment to promoting a well-rounded community, in terms of housing sizes and prices. The range of housing opportunities will be accomplished through variation in housing type and density within the Plan Area.

The Villages of Patterson include three categories of residential uses, consistent with the Patterson General Plan: Low Density Residential (L), Medium Density Residential (M), and High Density Residential (H) located within the Village Circle. In accordance with the City General Plan Land Use Element housing density assumptions, approximately 3,100 homes, including single-family and multi-family homes, could be constructed within the Plan Area. The Development Plan projects that 3,100 dwelling units will be developed within the Plan Area. Based on the **Master Land Use Plan, Exhibit 5**, a conservative estimate of single-family and multi-family homes likely to be built within the Plan Area is reflected in **Table 1, Master Land Use Summary**.

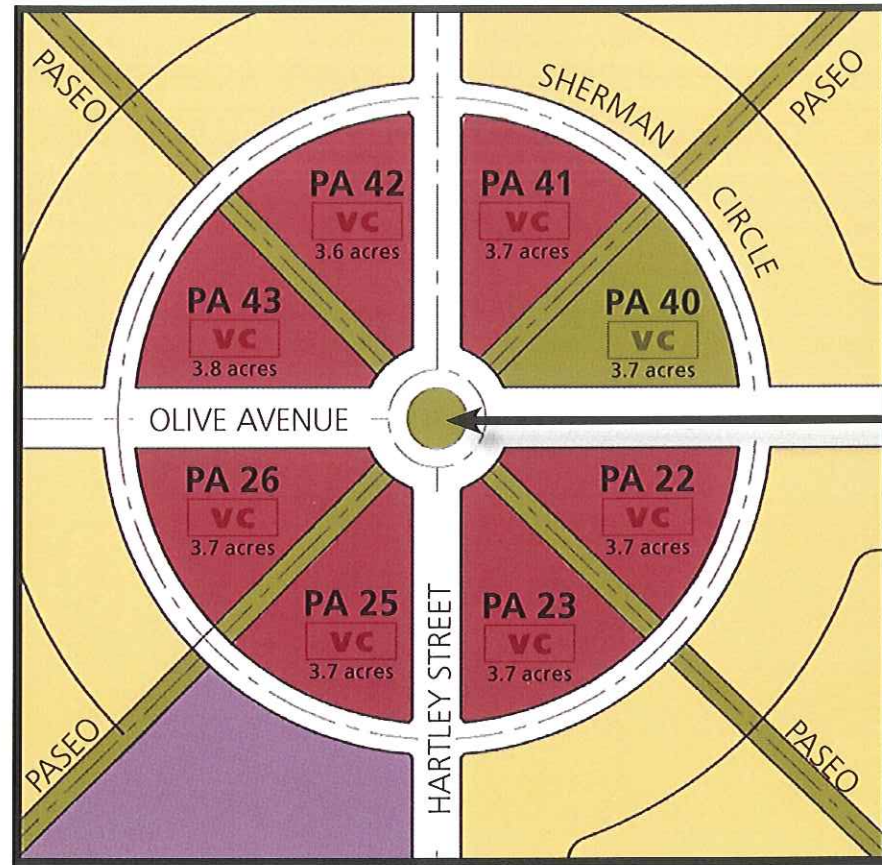
Table 1, Master Land Use Plan Summary defines residential densities in housing units per gross acre. The anticipated densities are inclusive of Plan Area public facilities, such as the paseos, local streets, and pocket parks. **Table 2, Product Inventory** references the comprehensive list of product types and associated planning areas. **Table 10, Regulatory Chart** references the potential locations for each residential product, building type and live/work opportunities in the various land use categories for the project.

Exhibit 4 | Community Structure Plan

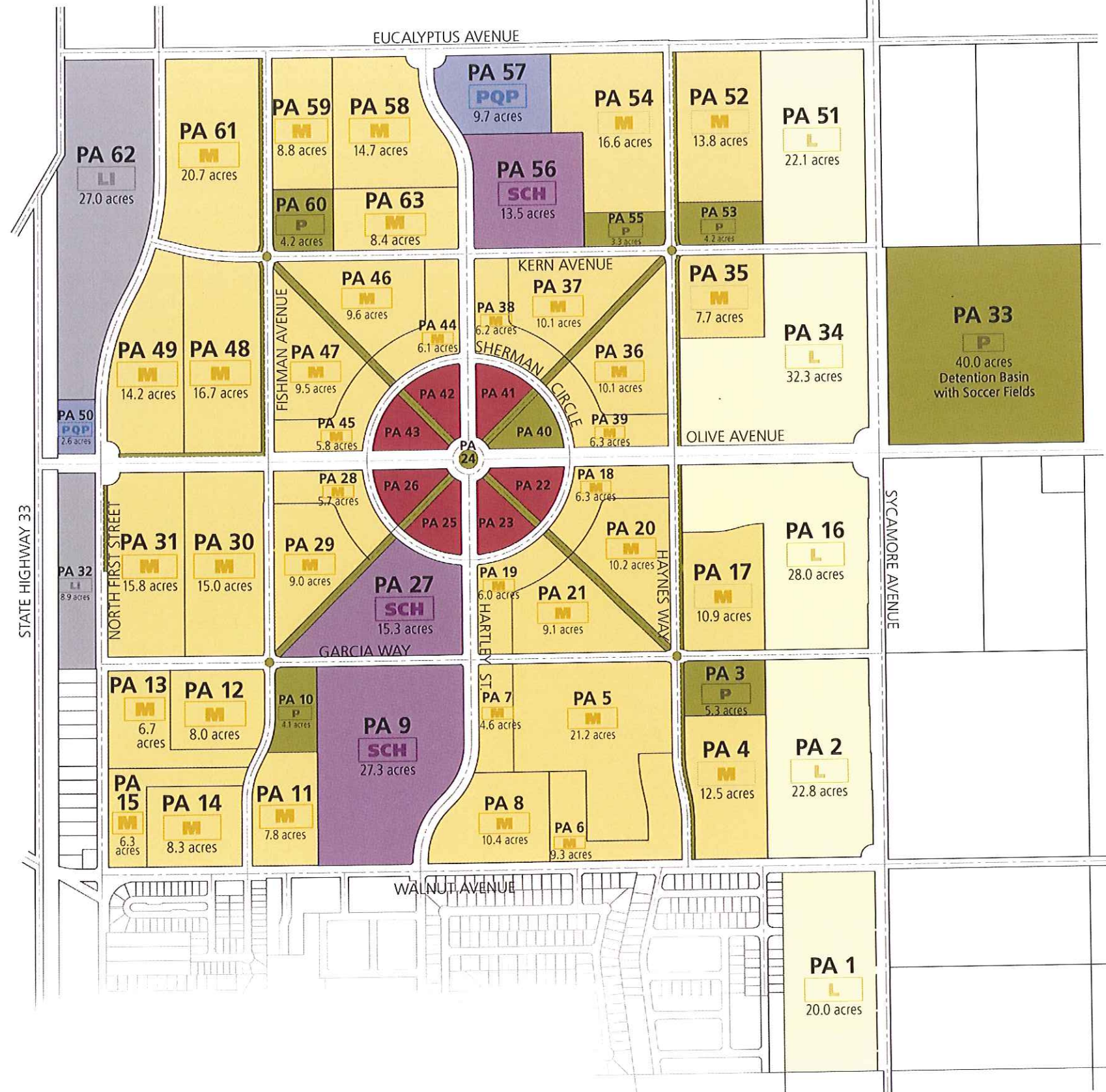


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Exhibit 5 | Master Land Use Plan in Gross Acres



CENTER OF LAND USE PLAN, THE VILLAGE CIRCLE



Legend

PA	planning area
L	low density residential
M	medium density residential
VC	village circle
P	parks/paseos
SCH	school
PQP	public/quasi-public
LI	light industrial

note: Densities will vary dependent on site conditions and building criteria.



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land use designation	gross density or f.a.r.	plan area	gross acreage	dwelling units or square feet
LOW RESIDENTIAL 1.1-5 DU/AC				
L	-	1	20.0 ac	88 du
L	-	2	22.8 ac	91 du
L	-	16	28.0 ac	122 du
L	-	34	32.3 ac	142 du
L	-	51	22.1 ac	88 du
Subtotal			125.2 ac	531 du
MEDIUM RESIDENTIAL 5.1-12 DU/AC				
M	-	4	12.5 ac	69 du
M	-	5	21.2 ac	132 du
M	-	6	9.3 ac	50 du
M	-	7	4.6 ac	32 du
M	-	8	10.4 ac	104 du
M	-	11	7.8 ac	41 du
M	-	12	8.0 ac	60 du
M	-	13	6.7 ac	36 du
M	-	14	8.3 ac	60 du
M	-	15	6.3 ac	33 du
M	-	17	10.9 ac	94 du
M	-	18	6.3 ac	41 du
M	-	19	6.0 ac	40 du
M	-	20	10.2 ac	66 du
M	-	21	9.1 ac	65 du
M	-	28	5.7 ac	47 du
M	-	29	9.0 ac	52 du
M	-	30	15.0 ac	126 du
M	-	31	15.8 ac	98 du
M	-	35	7.7 ac	67 du
M	-	36	10.1 ac	66 du
M	-	37	10.1 ac	66 du
M	-	38	6.2 ac	38 du
M	-	39	6.3 ac	39 du
M	-	44	6.1 ac	38 du

land use designation	gross density or f.a.r.	plan area	gross acreage	dwelling units or square feet
M	-	45	5.8 ac	38 du
M	-	46	9.6 ac	62 du
M	-	47	9.5 ac	61 du
M	-	48	16.7 ac	92 du
M	-	49	14.2 ac	88 du
M	-	52	13.8 ac	76 du
M	-	54	16.6 ac	100 du
M	-	58	14.7 ac	145 du
M	-	59	8.8 ac	60 du
M	-	61	20.7 ac	115 du
M	-	63	8.4 ac	60 du
Subtotal			371.8 ac	2,457 du
HIGH RESIDENTIAL & VILLAGE CIRCLE 12.1-20 DU/AC				
VC	-	22	3.7 ac	0 du
VC	-	23	3.7 ac	0 du
VC	-	25	3.7 ac	0 du
VC	-	26	3.7 ac	20 du
VC	-	41	3.7 ac	30 du
VC	-	42	3.6 ac	31 du
VC	-	43	3.8 ac	31 du
Subtotal			25.9 ac	112 du
Residential Subtotal			522.9 ac	3,100 du
LIGHT INDUSTRIAL				
LI	.40 FAR	32	8.9 ac	155,100 sf
LI	.40 FAR	62	27.0 ac	468,700 sf
Subtotal			35.9 ac	623,800 sf
SCHOOLS				
SCH	-	9	27.3 ac	-
SCH	-	27	15.3 ac	-
SCH	-	56	13.5 ac	-
Subtotal			56.1 ac	

land use designation	gross density or f.a.r.	plan area	gross acreage	dwelling units or square feet
PUBLIC USES				
PQP	.50 FAR	50	2.6 ac	56,600 sf
PQP	.50 FAR	57	9.7 ac	211,300 sf
Subtotal			12.3 ac	267,900 sf
PARKS				
P	-	3	5.3 ac	-
P	-	10	4.1 ac	-
P	-	24	0.8 ac	-
P	-	33	40.0 ac	-
VC	-	40	3.7 ac	-
P	-	53	4.2 ac	-
P	-	55	3.3 ac	-
P	-	60	4.2 ac	-
Subtotal			65.6 ac	
Non-Residential Subtotal			169.9 ac	-

PROJECT GRAND TOTAL 692.8 ac 3,100 du 623,800 sf

land use designation	net acreage
PASEOS	
Interior	6.2 ac
Perimeter	11.7 ac
Irrigation	7.3 ac
Total	25.2 ac

NOTES

- Table 1, above, represents a sample distribution of densities for The Villages of Patterson. It is provided for illustrative, not regulatory purposes. The master developer shall retain the flexibility to shift products and densities in each planning area, over time. In the medium density residential designation, a minimum of four (4) product types will be developed.
- The densities, acreages and dwelling unit totals stated in all tables of The Villages of Patterson Development Plan are preliminary, based upon initial land planning and site development research. Actual densities, parcel dwelling unit totals and neighborhood dwelling units totals will vary, depending on environmental conditions, market factors and building design criteria.
- Should the Patterson Unified School District elect not to build in Planning Areas 27 and 56, then those sites will become medium density residential.
- Low Density Residential and Medium Density Residential could both accommodate age-restricted senior housing.

Conceptual Product Plan

Exhibit 5a, Illustrative Site Plan, illustrates the proposed implementation of The Villages of Patterson land use plan by housing product type. Part of the “big idea” for the project includes:

- a broad range of housing styles, sizes, and prices.
- a blend of single-family and multi-family houses.
- affordable homes.
- introduction of exciting, new residential product types.
- a variety of lifestyles.

Exhibit 5a, Illustrative Site Plan, provides illustration for a total of 14 residential product types, both single-family and multi-family market rate and affordable products, varied lifestyles, and new housing products for Patterson.

Greater detail is provided in Phase One, generally south of Olive Avenue, where all but three (3) product neighborhoods have been site planned. Product plotting in Phase One illustrates varied house/ building plots, street layout, parks and trails, building frontage on streets, parks, and trail corridors, and the overall mix of neighborhoods within this phase.

Phase Two, above Olive Avenue, is intended to “mirror” Phase One in product types and diversity, with similar patterns of intensity, radiating out from the Village Circle, to the Village Square beyond, and lower density single family neighborhoods at the periphery of the project. Phase Two product definition is conceptual at this time.

Key design aspects of The Villages of Patterson plan include:

- Varied product mix to eliminate “monotony” in residential neighborhoods and diversity in community structure.
- “Activation” of the streetscene, with architecture “forward,” to lend scale and interest to the street.
- Direct pedestrian connection between home frontage, streets, and pedestrian trails, to reinforce “walkability” of the community.
- “Placemaking” of social gathering places such as parks and green spaces, with architectural framing public open space.
- De-emphasis of the garage, varied massing and building heights, and single story elements.

- Eclectic mix of architectural styles, inspired by existing historic homes in Patterson.
- Minimized use of walls to define neighborhood edges, in favor of building frontage and direct pedestrian access.
- Landscaped pathways and edge buffers, integrated with pedestrian trails.

A comprehensive list of proposed residential product types for The Villages of Patterson are included in **Table 2: Product Inventory**.

Table 2, below, represents a sample distribution of products for The Villages of Patterson. It is provided for illustrative, not regulatory purposes. The Master Developer shall retain the flexibility to shift products and densities in each planning area, over time.

TABLE 2 Product Inventory	
Product Type	Planning Area
SF 60 & 65 x105 Conventional	2, 51
SF 55x100 Conventional	16, 34
SF Affordable 50x90 Conventional *	11, 12, 13, 15, 61
SF 50x90 Conventional	1, 4, 6, 48, 52
SF 46x85 Conventional	5, 49, 54, 58
SF 40x70 Conventional	8, 30, 31
SF Greencourt	7, 20, 21, 36, 37, 46, 47
SF Alley (37x85)	18, 19, 38, 39, 44, 45
SF Alley (31x105)	28, 29
MF Townhomes	17, 35
MF Affordable Townhome Attached *	14, 59, 63
MF Townhome with Live/ Work option	26, 41, 42, 43

* See Section 7.3 for further detail on the Affordable Housing Program.

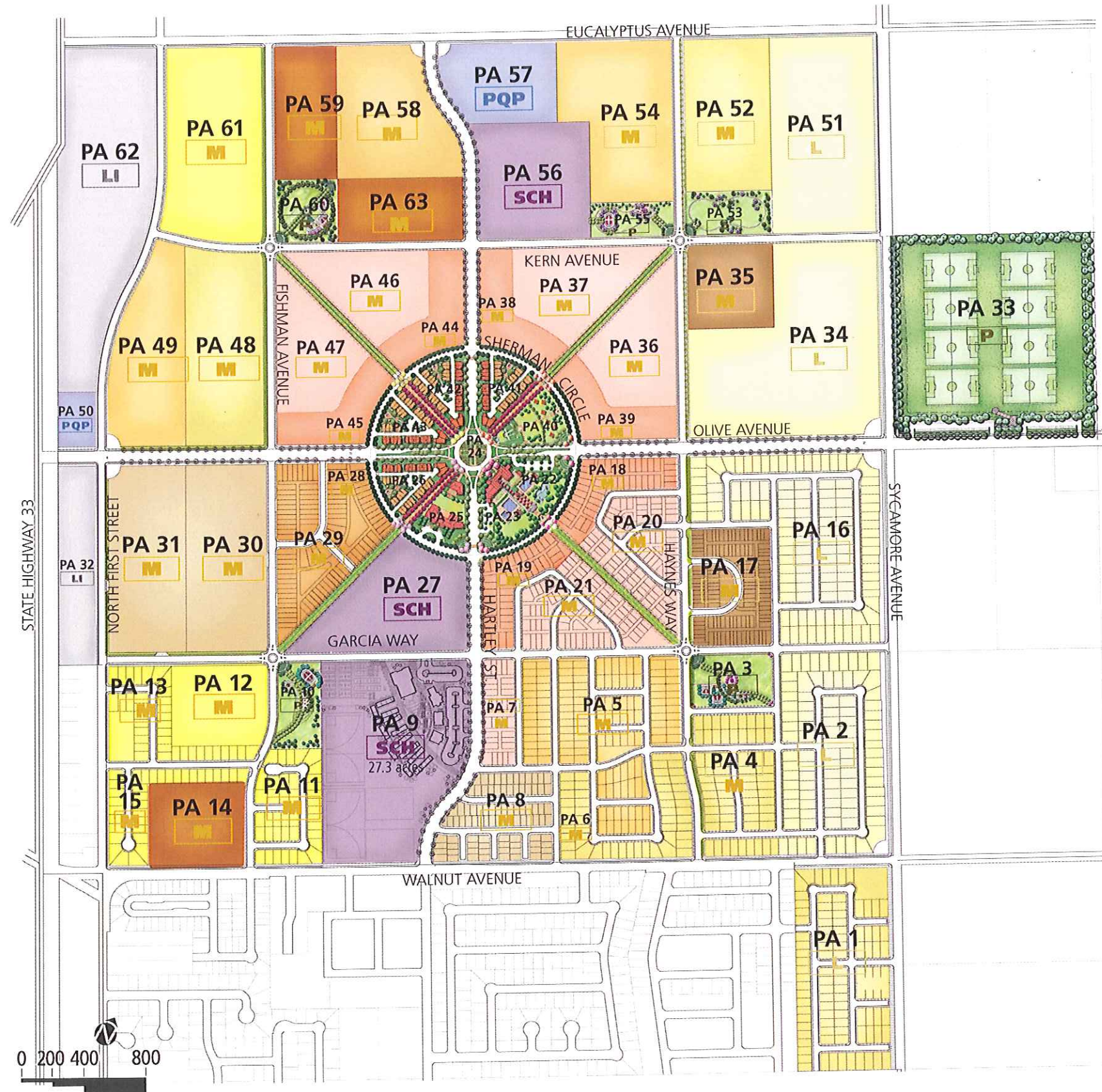
Exhibit 5a | Illustrative Site Plan

Legend	
planning area	product type
2, 51	SF 60 & 65 x105 Conventional
16, 34	SF 55x100 Conventional
11, 12, 13, 15, 61	SF Affordable 50x90 Conventional
1, 4, 6, 48, 52	SF 50x90 Conventional
5, 49, 54, 58	SF 46x85 Conventional
8, 30, 31	SF 40x70 Conventional
7, 20, 21, 36, 37, 46, 47	SF Greencourt
18, 19, 38, 39, 44, 45	SF Alley (37x85)
28, 29	SF Alley (31x105)
17, 35	MF Townhome
14, 59, 63	MF Affordable Townhome Attached
26, 41, 42, 43	MF Townhome with live/work option
3, 10, 33, 40, 53, 55, 60	Parks/ Paseos
9, 27, 56	School
50, 57	Public/ Quasi-Public
32, 62	Light Industrial

note: Densities will vary dependent on site conditions and building criteria.

The legend above represents a sample distribution of product for the project and is provided for illustrative purposes only, not for regulatory purposes.

The Master Developer reserves the right to change the product type and density at any time for any reason.



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3.4.1 Low Density Residential

The Low Density Residential (L) designation provides areas for single-family homes, and the largest residential lots in the planned community. Low Density Residential is included in Planning Areas 1, 2, 16, 34, and 51. Typical densities range from 4.1 to 5.0 homes per acre. This designation is intended to accommodate production housing where detached homes with multi-car garages and spacious private yards are preferred. Home styles and types will be varied. Generally, living spaces and porches should be oriented toward tree-lined streets and paseos. **Table 3, Low Density Residential Development Standards** provides development standards for low density designated areas within the overall Plan Area.

This Low Density Residential designation could accommodate low density, age-restricted, senior housing. This area could include single-story, detached housing with common amenities.

Low density residential design guidelines

- Homes will have a public orientation with living spaces, porches, windows and entries towards the street. Outdoor seating areas oriented toward the street are encouraged.
- Generally, garages should not protrude beyond the leading edge of the home.
- Alternative garage loading configurations are encouraged (i.e., rear lot garages, side loading garages, detached garages, alley loaded garages).
- The visual impact of garages and driveway aprons are to be minimized.
- Street trees are to be planted between streets and sidewalks at 30 feet on center. Each lot shall include a minimum of one (1) to two (2) street trees. An additional two (2) to three (3) street trees shall be planted along the side yard of a corner lot.
- Exterior wall materials, trim and architectural details are to be applied equally to all sides of the home visible to public view.
- Utility and mechanical equipment should be screened from view. Roof mounted air conditioners, coolers, or antennas are prohibited.
- The size, scale, proportion, color, placement and detailing of architectural features such as porches, balconies, chimneys, doors/windows, dormers, and fencing should be carefully considered to compliment the overall massing and scale of the home.
- Provide subtle variations in home design that create visual interest

but do not create abrupt changes in the overall character of the neighborhood.

- Architecture and the supporting landscape, lighting, fencing and any signage should be complimentary to create and maintain neighborhood identity.
- Flashing details (roof gutters, down spouts and vents) should be designed to compliment the building's overall design, including materials and colors.
- A diverse variety in the architectural and streetscape design is encouraged so that the Plan Area will appear to have developed over time, rather than appearing like it was built all at once by a single builder/developer.

TABLE 3 Low Density Residential Development Standards	
category	regulation
LAND USE	
Applicable Zoning District	LDR
Density Range	1.1-5 dwelling units per gross acre
Permitted Uses	Refer to City of Patterson Zoning Regulations, Chapter 18.16 LR, Low Density Residential District
Conditional Uses	
Minor Administrative Permit	
LOT CONFIGURATION	
Lot Area	4,500 sf minimum
Width	
• Interior Lot	50' minimum Measured at the front yard setback.
• Corner Lot	55' minimum Measured at the front yard setback.
Depth	90' minimum
Curved or Cul-de-sac Frontage	35' minimum Measured at front building setback.
SETBACKS	
Front Yard	
• Living Space	15' minimum second story, 12' minimum first story Leading edge of living space and/or porch shall be at least as close to the street as the garage on at least 40% of dwelling units.
• Porch/ Balcony	10' minimum
• Garage	20' minimum

Side Yards	
• Interior	5' minimum
• Exterior	15' minimum May be reduced to 10' if side yard does not abut the front yard of an adjacent lot. Side loading garages shall provide a 20' minimum setback.
Rear Yard	
• Primary Building	10' minimum
• Detached Garage	5' minimum
Distance Between Buildings	10' or per Unified Building Code
BUILDING MASSING	
Building Height	
• Primary Structure	35' maximum
• Secondary Structure	25' maximum
Building Floor Area	
• Primary Building	1,200 sf minimum
• Secondary Building	800 sf maximum does not include garage area
Porch/Courtyard	
35% of all dwelling units	
• Depth	6' minimum
• Width	7.5'
Parking Requirements	
• Resident	2 spaces per unit
• Guest	1 space per 3 units
FENCING AND WALLS	
Within Setbacks	
• Front Yard	5' setback from ROW 4' maximum height 50% minimum transparency*
• Corner Side Yard	5' setback from ROW 4' maximum height 50% minimum transparency*
Outside Setbacks	
• Behind Edge of Structure	6' maximum height
• In Front of Structure	4' maximum height 50% minimum transparency*

* PICKET FENCES, SPLIT RAIL FENCES AND DECORATIVE IRON FENCES ALL MEET THE DEFINITION OF 50% TRANSPARENCY.

NOTE

Tandem parking is allowed in affordable and market rate products. Densities will vary dependent on site conditions and building criteria.

Exhibit 6 | Low Density Residential • Single-Family Conventional (60 & 65 x105)



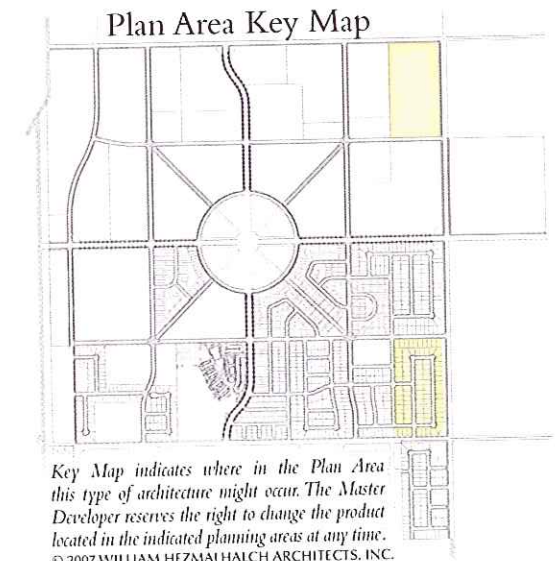
PLAN 1 - SPANISH ECLECTIC

PLAN 2 - COLONIAL MONTEREY

PLAN 3 - CRAFTSMAN

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Front View



Key Map indicates where in the Plan Area this type of architecture might occur. The Master Developer reserves the right to change the product located in the indicated planning areas at any time.
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Exhibit 6a | Low Density Residential • Single-Family Conventional (60 & 65 x105)



RESIDENCE ONE
 3,007 TOTAL SQ. FT.
 3 BDRM/2.5 BATH/DEN/TECH
 OPT BDRM 4/OPT BATH 3
 OPT BDRM 5 (+165 SF)
 3-CAR TANDEM GARAGE

RESIDENCE TWO
 3,330 TOTAL SQ. FT.
 4 BDRM/4 BATH/DEN
 OPT BDRM 5/OPT LOFT/OPT RETREAT
 OPT BDRM 6 & BATH 5 (+181 SF)
 3-CAR TANDEM GARAGE

RESIDENCE THREE
 3,711 TOTAL SQ. FT.
 4 BDRM/4 BATH/DEN/BONUS RM
 OPT BDRM 5/OPT BDRM 6
 OPT DEN (+219 SF)
 3-CAR GARAGE

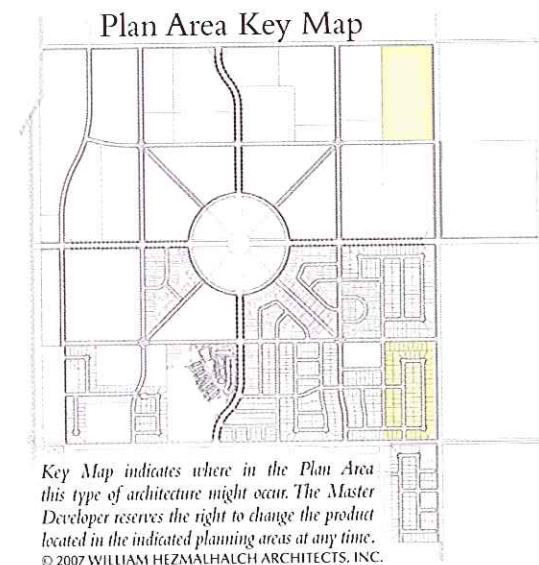


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Exhibit 7 | Low Density Residential • Single-Family Conventional (55x100)

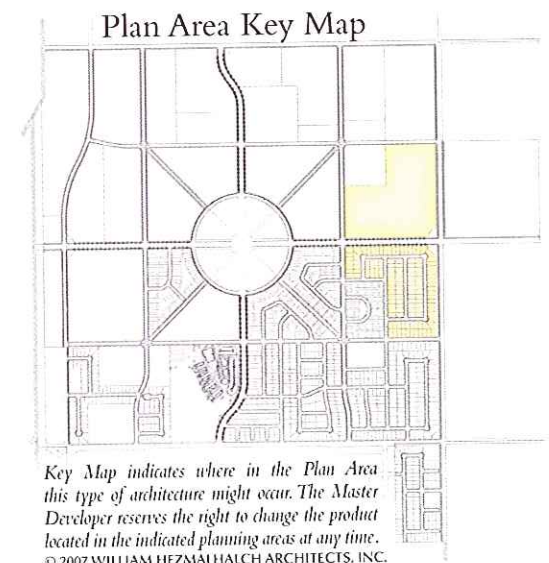


PLAN 1 - COLONIAL MONTEREY

PLAN 2 - SPANISH ECLECTIC

PLAN 3 - CRAFTSMAN

Front View



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Exhibit 7a | Low Density Residential • Single-Family Conventional (55x100)

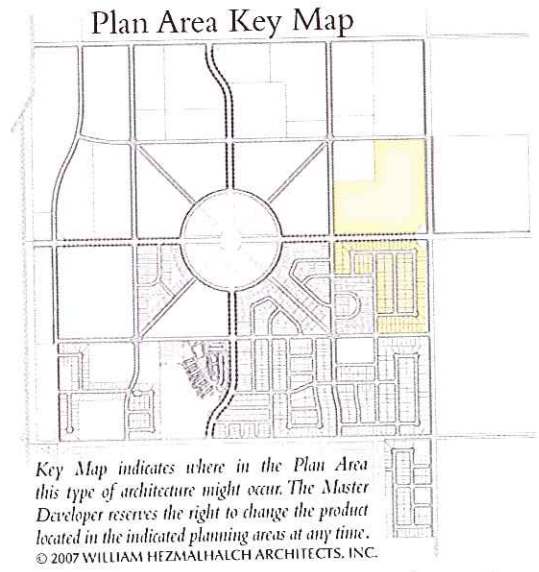
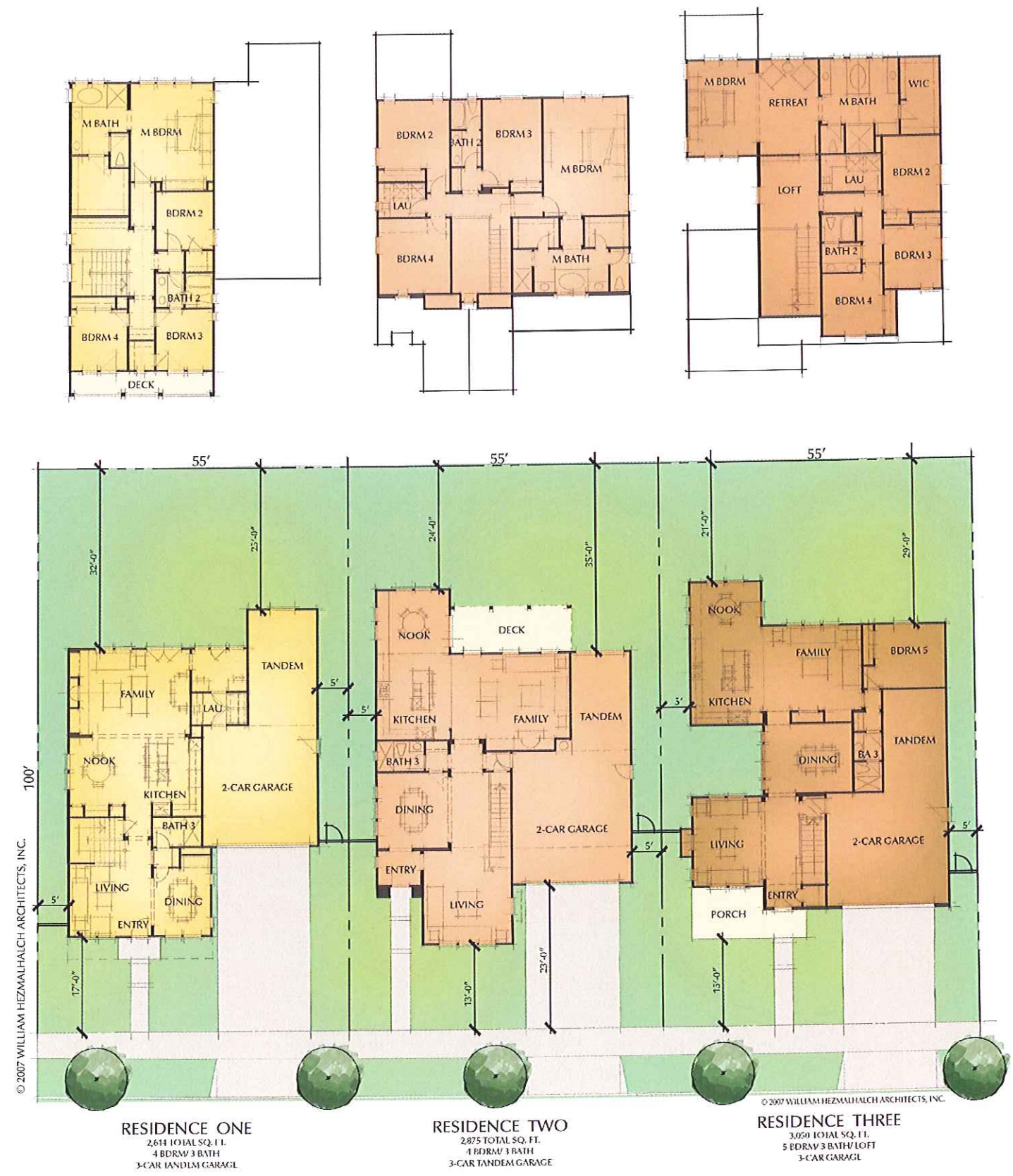
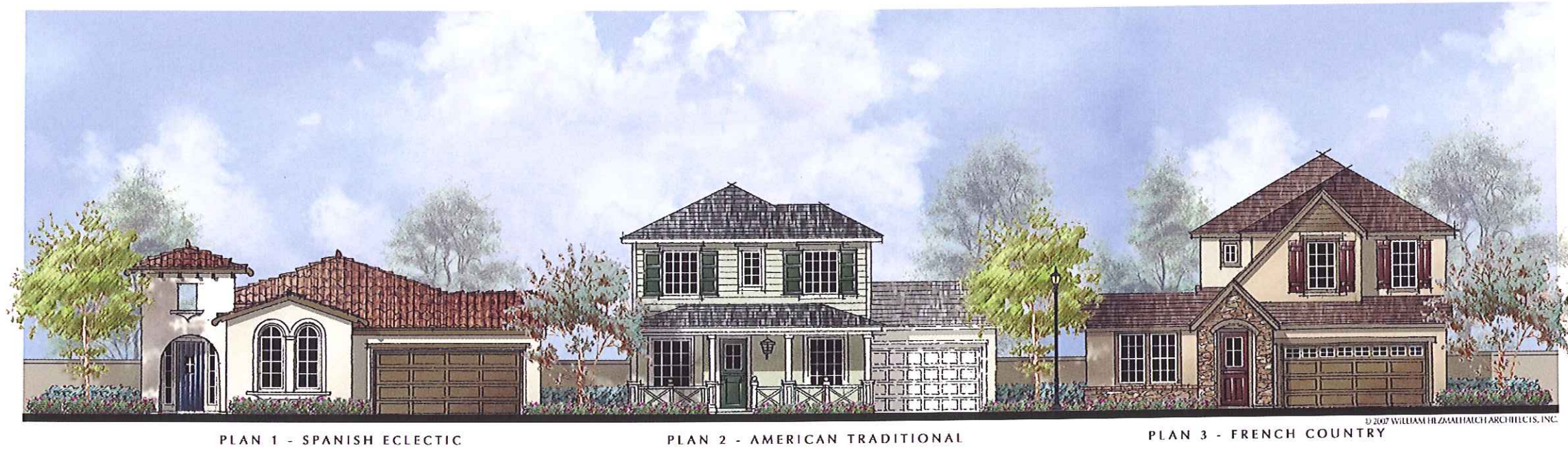


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Exhibit 8 | Low Density Residential • Single-Family Conventional (50 & 54 x105)

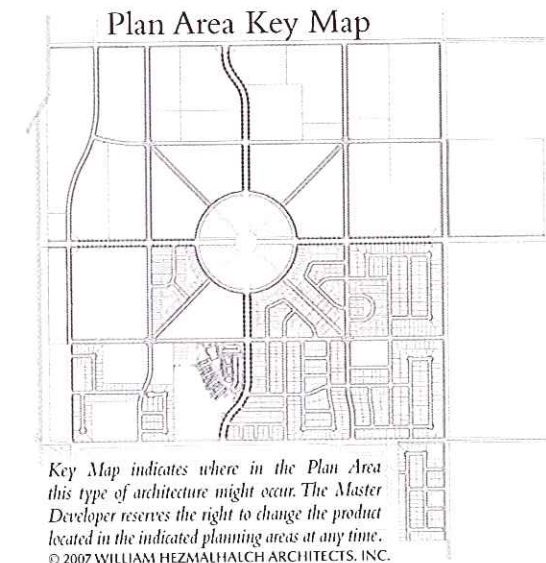


PLAN 1 - SPANISH ECLECTIC

PLAN 2 - AMERICAN TRADITIONAL

PLAN 3 - FRENCH COUNTRY

Front View



Key Map indicates where in the Plan Area this type of architecture might occur. The Master Developer reserves the right to change the product located in the indicated planning areas at any time. © 2007 WILLIAM HEZMAUHALCH ARCHITECTS, INC.

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Exhibit 8a

Low Density Residential • Single-Family Conventional (50 & 54 x105)

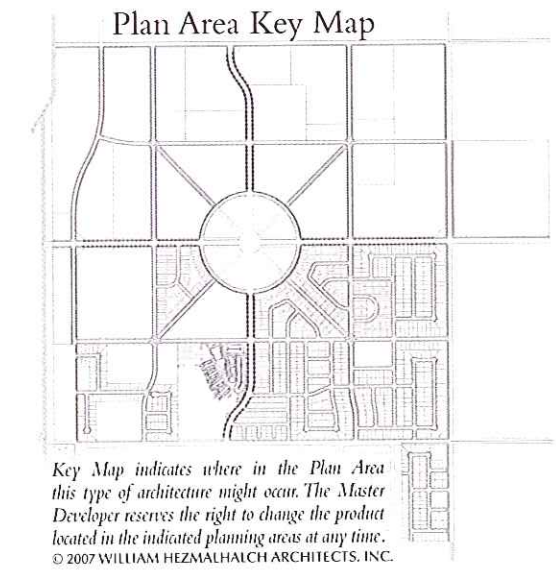
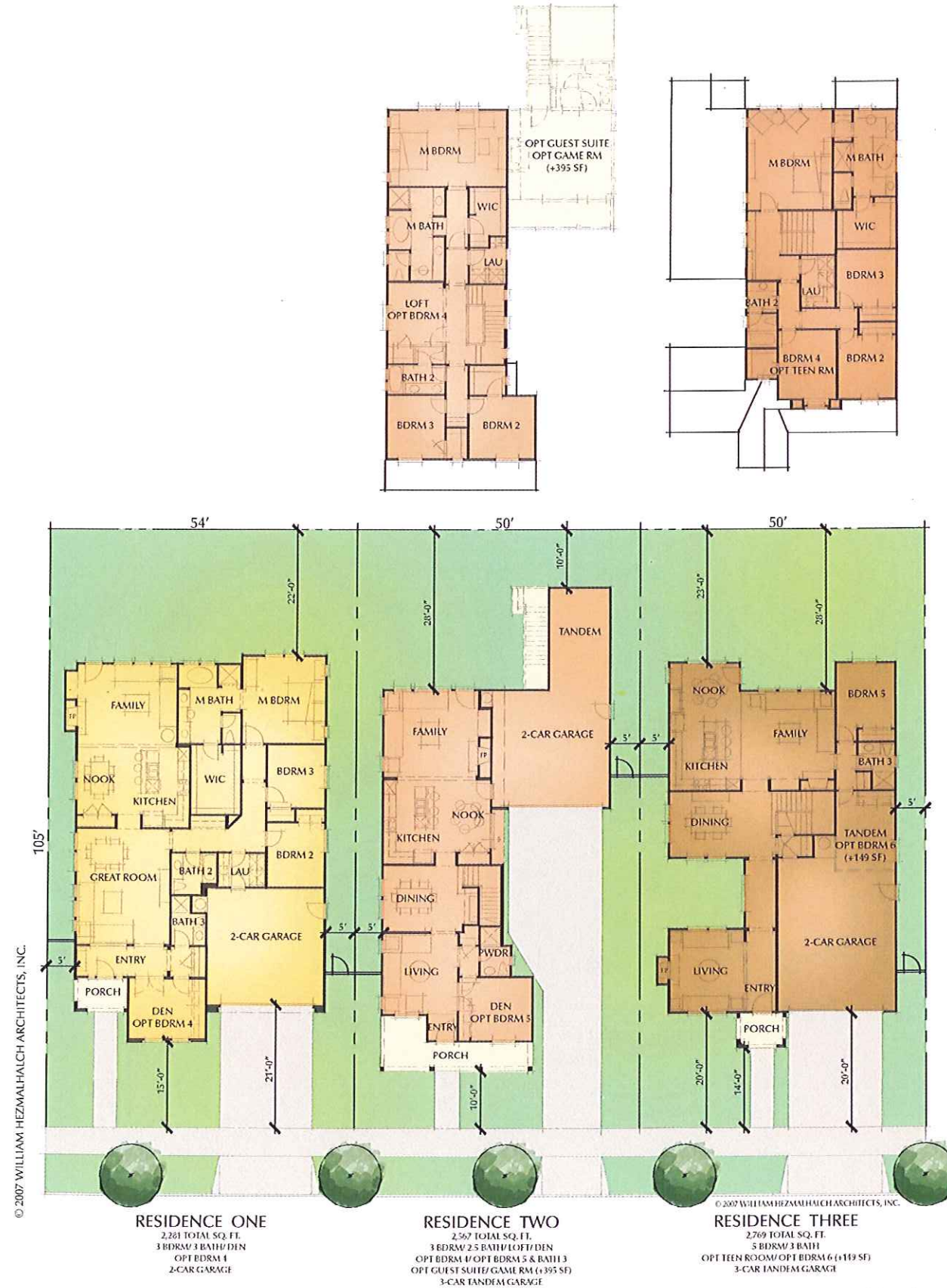


Exhibit for illustrative purposes only. Final plans and specifications will be approved with building permit application and approval.

3.4.2 Medium Density Residential

The Medium Density Residential (M) designation accommodates a wide variety of detached and potentially attached single-family homes. Medium Density Residential is included in Planning Areas 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 28, 29, 30, 31, 35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 52, 54, 58, 59, 61, and 63. Typically densities range from 5.1 to 12.0 homes per acre. The medium density designated areas are intended to provide a wide range of affordable, family oriented neighborhoods. These neighborhoods will provide a traditional residential approach characterized by detached and attached single-family homes with inviting porches and comfortable, shady streets. Single-family detached homes clustered around green courts or motor courts are included in this designation.

This Medium Density Residential designation could accommodate medium density, age-restricted, senior housing. This area could include single-story, detached housing with common amenities.

Should the Patterson Joint Unified School District elect not to build in Planning Areas 27 or 56, then the site will become medium density residential.

Homes will front onto the paseos, local streets and collectors. A variety of housing styles and designs encourages distinctive neighborhood character. These neighborhoods will be enhanced with connections to parks/open space, schools, paseos, and pedestrian/bicycle pathways. The location of the medium density residential designation (M) is also intended to increase population densities closer to public and commercial areas. **Table 4, Medium Density Residential Development Standards** lists the development standards for areas designated “M” within the Plan Area.

Variation is encouraged in setbacks, garage location and home orientation to reduce monotony along the streetscene. The style, design, orientation and setbacks of all homes are key factors in creating a “human scale” street scene. Creative combinations of both detached and attached single-family homes that reflect the character and integrity of the Master Plan are encouraged. **Table 4, Medium Density Residential Development Standards** provides development standards for medium density designated areas within the overall Plan Area.

Affordable housing, which includes very low, low, and moderate income, will be provided in the medium density residential areas by the master developer of The Villages of Patterson. For further details regarding the affordable housing program, refer to **Section 7.3**.

The various product types discussed and illustrated in the medium density designation are examples of product in this range, but are not limited to those shown herein. At a minimum, four (4) different product types will be developed.

medium density residential design guidelines

- All homes shall have a public orientation with living spaces, porches, windows and entries towards the street or public/private green space. Outdoor seating areas oriented toward the street are encouraged.
- The visual impact of garages and driveway aprons are to be minimized.
- Street trees are to be planted between streets and sidewalks at 30 feet on center. Each lot shall include a minimum of one (1) to two (2) street trees. An additional two to three street trees shall be planted along the side yard of a corner lot.
- Exterior wall materials, trim and architectural details are to be applied equally to all sides of the building.
- Utility and mechanical equipment are to be screened from view. Roof mounted air conditioners, coolers, or antennas are to be screened.
- The size, scale, proportion, color, placement and detailing of architectural features such as porches, balconies, chimneys, doors/windows, dormers, and fencing should be carefully considered to compliment the overall massing and scale of the building.
- Provide subtle variations in home design that create visual interest but do not create abrupt changes in the overall character of the neighborhood.
- Building heights and setbacks should be varied slightly to break visual monotony.
- Architecture and the supporting landscape, lighting, fencing and any signage should be complimentary to create and maintain neighborhood identity.
- Flashing details (roof gutters, down spouts and vents) should be

designed to compliment the building’s overall design, including materials and colors.

- A diverse variety in the architectural and streetscape design is encouraged so that the Plan Area will appear to have developed over time, rather than appearing as if it was built all at once by a single developer.
- Low density and high density product can be developed in medium density land use areas, provided that overall community character and design guidelines for The Villages of Patterson are not compromised.
- Affordable very low, low, and moderate units will be developed in medium density land use areas.

TABLE 4
Medium Density Residential Development Standards

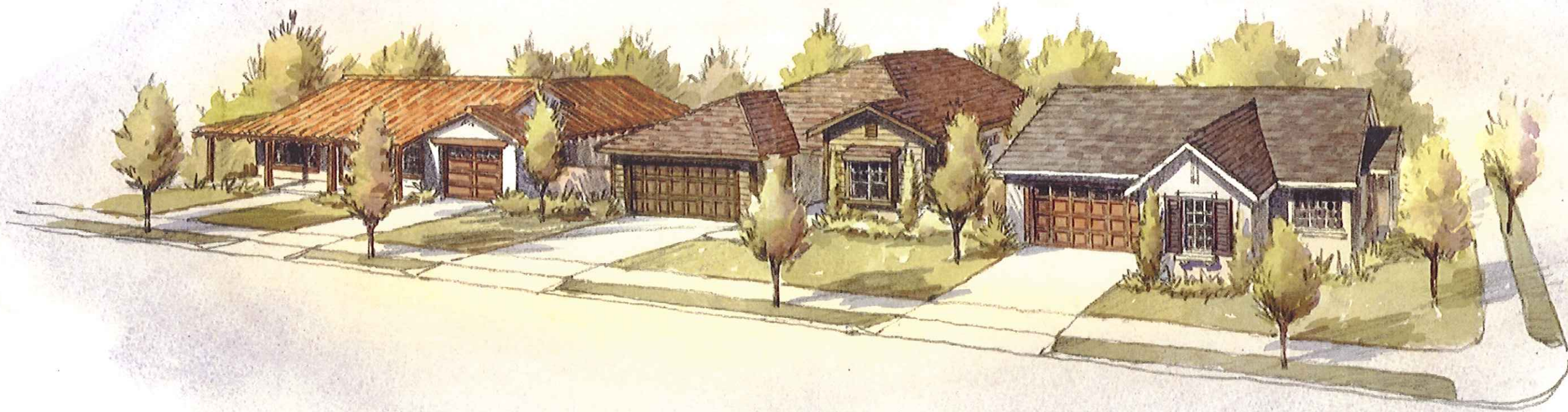
category	regulation
LAND USE	
Applicable Zoning District	MDR
Density Range	5.1-12 dwelling units per gross acre
Permitted Uses	Refer to City of Patterson Zoning Regulations, Chapter 18.28 MR, Medium Density Residential District
Conditional Uses	
Minor Administrative Permit	
LOT CONFIGURATION	
Lot Area	
• Single-family (SF) Detached	1,200 sf minimum
• Multi-family (MF) Attached	1,000 sf minimum
Width	
• Interior SF Detached Lot	29' minimum
• Corner SF Detached Lot	34' minimum
• Interior MF Attached Lot	20' minimum
• Corner MF Attached Lot	20' minimum
Depth	
• SF Detached Lot	70' minimum (conventional) 45' minimum (court product)
• SF Attached Lot	70' minimum
Curved or Cul-de-sac Frontage	30' minimum (measured at the building setback)
SETBACKS	
Front Yard	
• Living Space	15' minimum second story, 12' minimum first story (conventional, alley, and attached)—Leading edge of living space and/or porch shall be at least as close to the street as the garage on at least 40% of dwelling units.—5' minimum (court product)
• Porch/ Balcony	10' minimum (conventional) -- 5' minimum (court product)
• Garage	20' minimum (conventional) - 5' minimum (court garages loading onto motorcourts)
Side Yards	
• Interior	4' minimum (detached), 0' for duplex
• Exterior	10' minimum—May be reduced to 5' if side yard does not abut the front yard of an adjacent lot. Side loading garages shall provide a 20' minimum setback.

Rear Yard	
• Primary Building	10' minimum (conventional) - 5' minimum (second story living over alley loaded garage)
• Garage	5' garage (alley)
Distance Between Buildings	8'
BUILDING MASSING	
Building Height	
• Primary Structure	35' maximum
• Secondary Structure	25' maximum
Building Floor Area	
• Primary Building	1,000 sf minimum
• Secondary Building	600 sf maximum (does not include garage area)
Porch/Courtyard	
30% of all dwelling units	
• Depth	6' minimum
• Width	7.5'
Single-Family Detached Parking Requirements	
• Resident	2 spaces per unit
• Guest	1 space per 3 units
Multi-Family (MF) Attached Parking Requirements	
• Resident	1 space per 1-bedroom unit 2 spaces per 2-bedroom unit and larger
• Guest	1 space per 3 units
FENCING AND WALLS	
Within Setbacks	
• Front Yard	5' setback from ROW 4' maximum height—50% min. transparency* Front yard fence on "greencourt" units shall be setback 3' from the front yard property line
• Corner Side Yard	5' setback from ROW 4' maximum height—50% min. transparency*
Outside Setbacks	
• Behind Edge of Structure	6' maximum height
• In Front of Structure	4' maximum height—50% min. transparency*
* PICKET FENCES, SPLIT RAIL FENCES AND DECORATIVE IRON FENCES ALL MEET THE DEFINITION OF 50% TRANSPARENCY.	

NOTES

Tandem parking is allowed in affordable and market-rate products. Densities will vary dependent on site conditions and building criteria.

Exhibit 9 | Medium Density Residential • Affordable Single-Family Detached



Front View

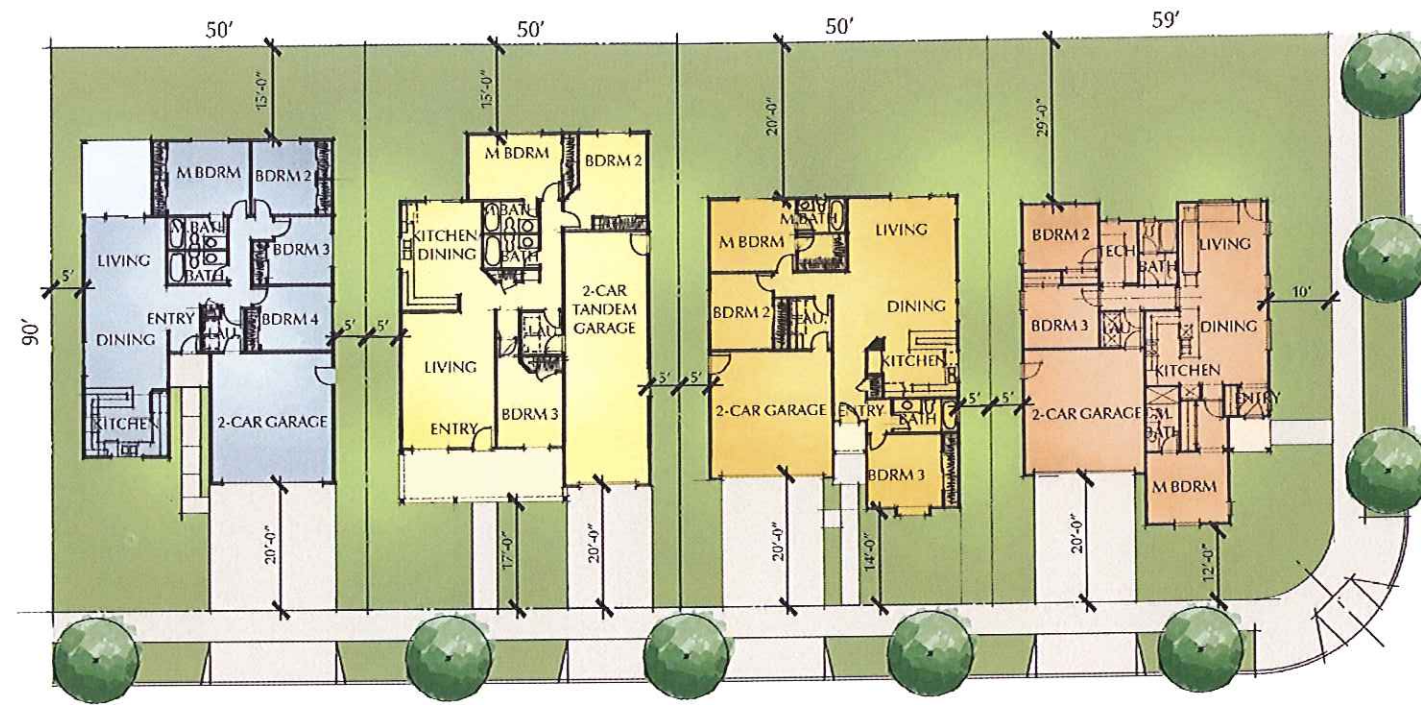


Key Map indicates where in the Plan Area this type of architecture might occur. The Master Developer reserves the right to change the product located in the indicated planning areas at any time.
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Exhibit 9a | Medium Density Residential • Affordable Single-Family Detached



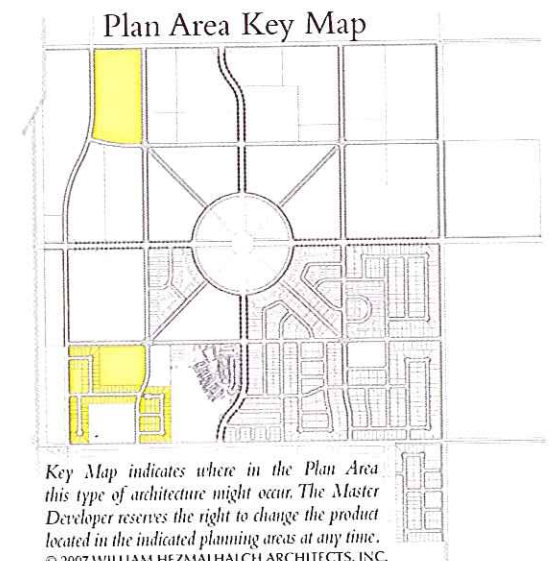
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RESIDENCE FOUR
1,502 TOTAL SQ. FT.
4 BDRM/2 BATH
2-CAR GARAGE

RESIDENCE TWO
1,410 TOTAL SQ. FT.
3 BDRM/2 BATH
2-CAR TANDEM GARAGE

RESIDENCE THREE
1,410 TOTAL SQ. FT.
3 BDRM/2 BATH
2-CAR GARAGE

RESIDENCE ONE
1,345 TOTAL SQ. FT.
3 BDRM/2 BATH
2-CAR GARAGE



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Exhibit 10 | Medium Density Residential • Affordable Townhome Attached

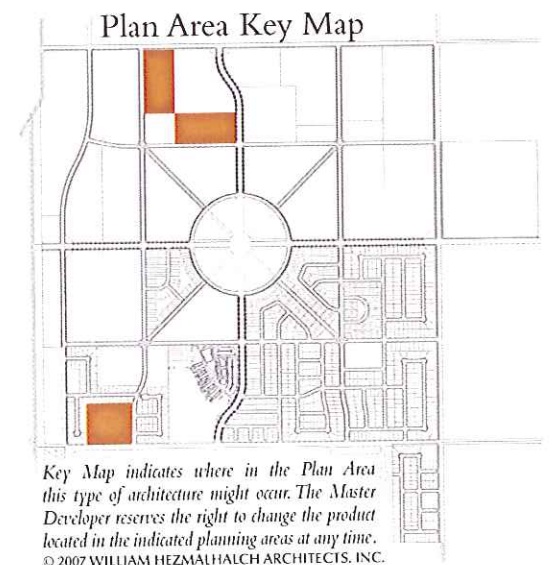
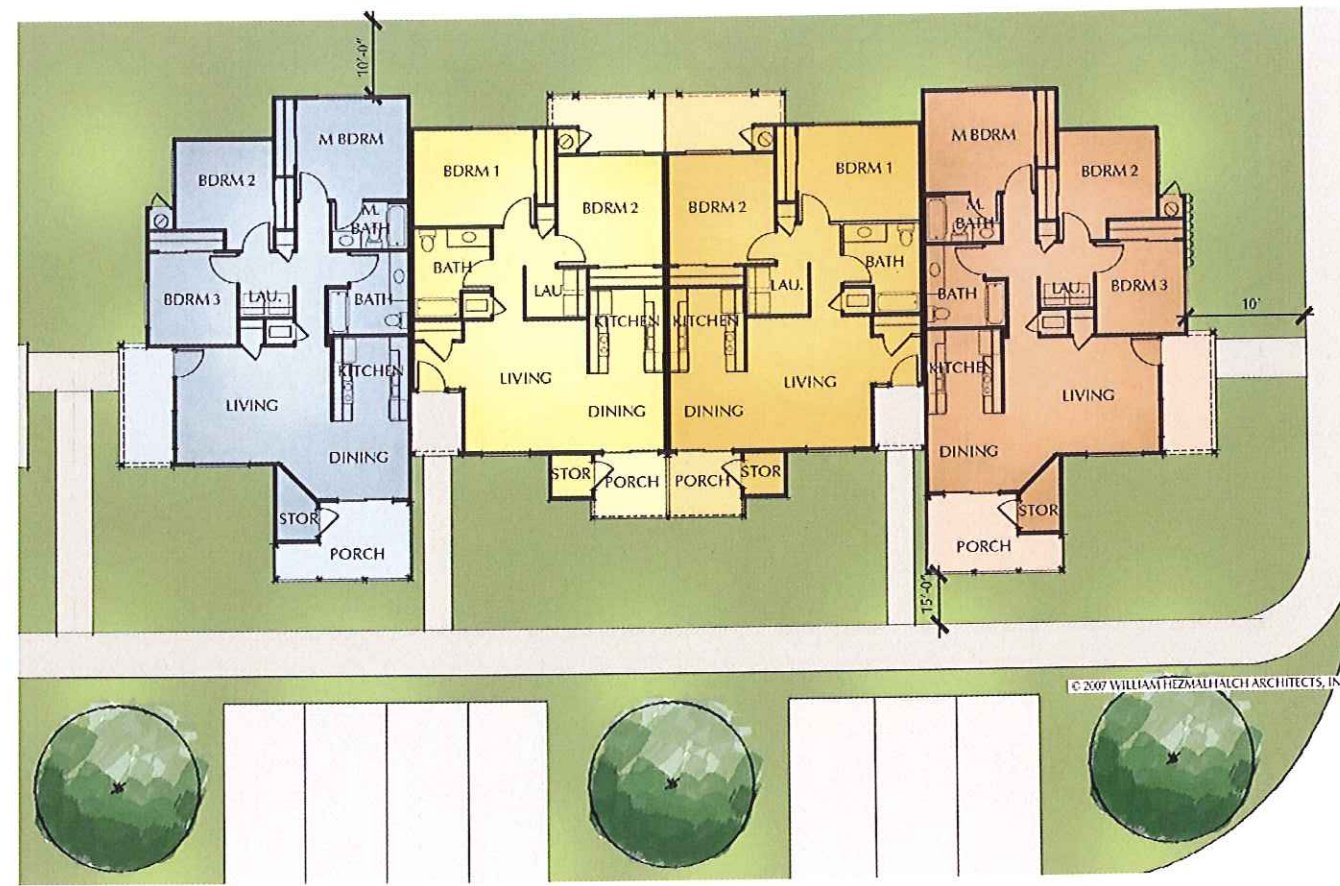


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Exhibit 10a | Medium Density Residential • Affordable Townhome Attached



<p>RESIDENCE TWO 1,132 TOTAL SQ. FT. 3 BDRM/2 BATH</p>	<p>RESIDENCE ONE 966 TOTAL SQ. FT. 2 BDRM/1 BATH</p>	<p>RESIDENCE ONE 966 TOTAL SQ. FT. 2 BDRM/1 BATH</p>	<p>RESIDENCE TWO 1,132 TOTAL SQ. FT. 3 BDRM/2 BATH</p>
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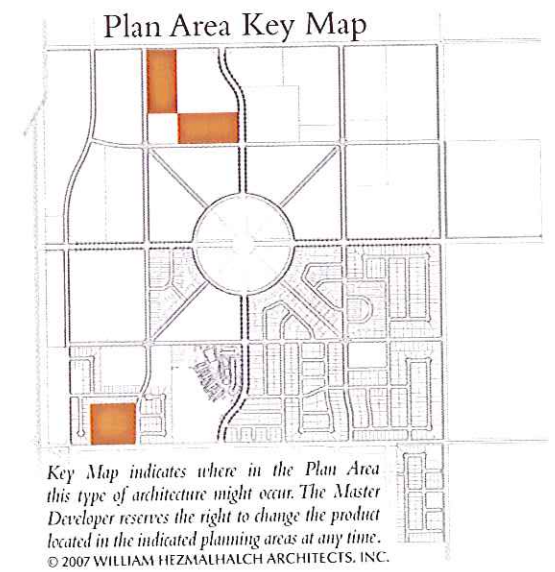


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Exhibit 11 | Medium Density Residential • Single-Family Conventional (50x90)



PLAN 1 - FRENCH COUNTRY

PLAN 2 - CRAFTSMAN

PLAN 3 - TUSCAN

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Front View

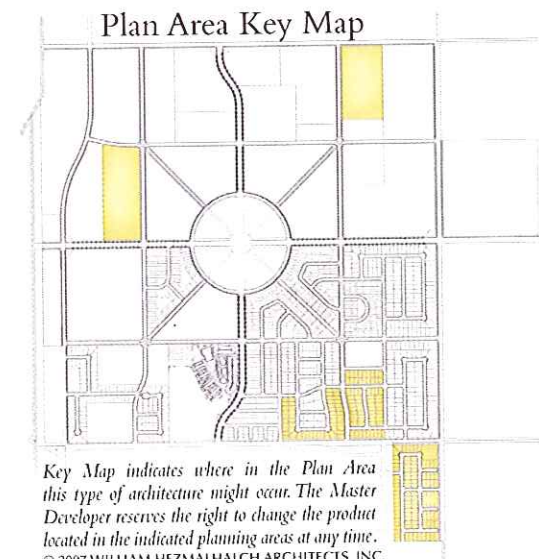


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Exhibit 11a | Medium Density Residential • Single-Family Conventional (50x90)

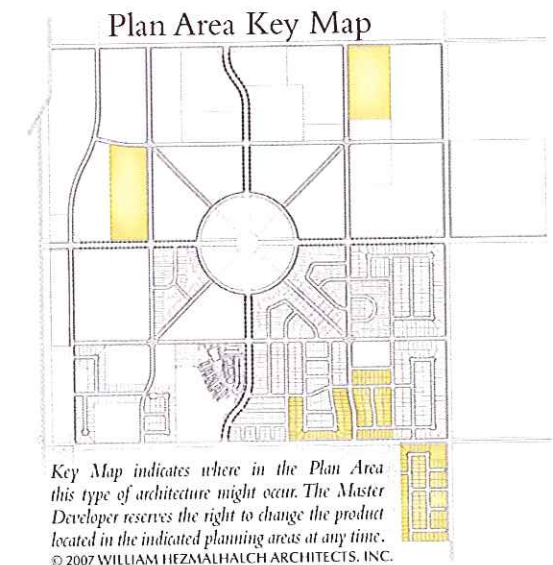
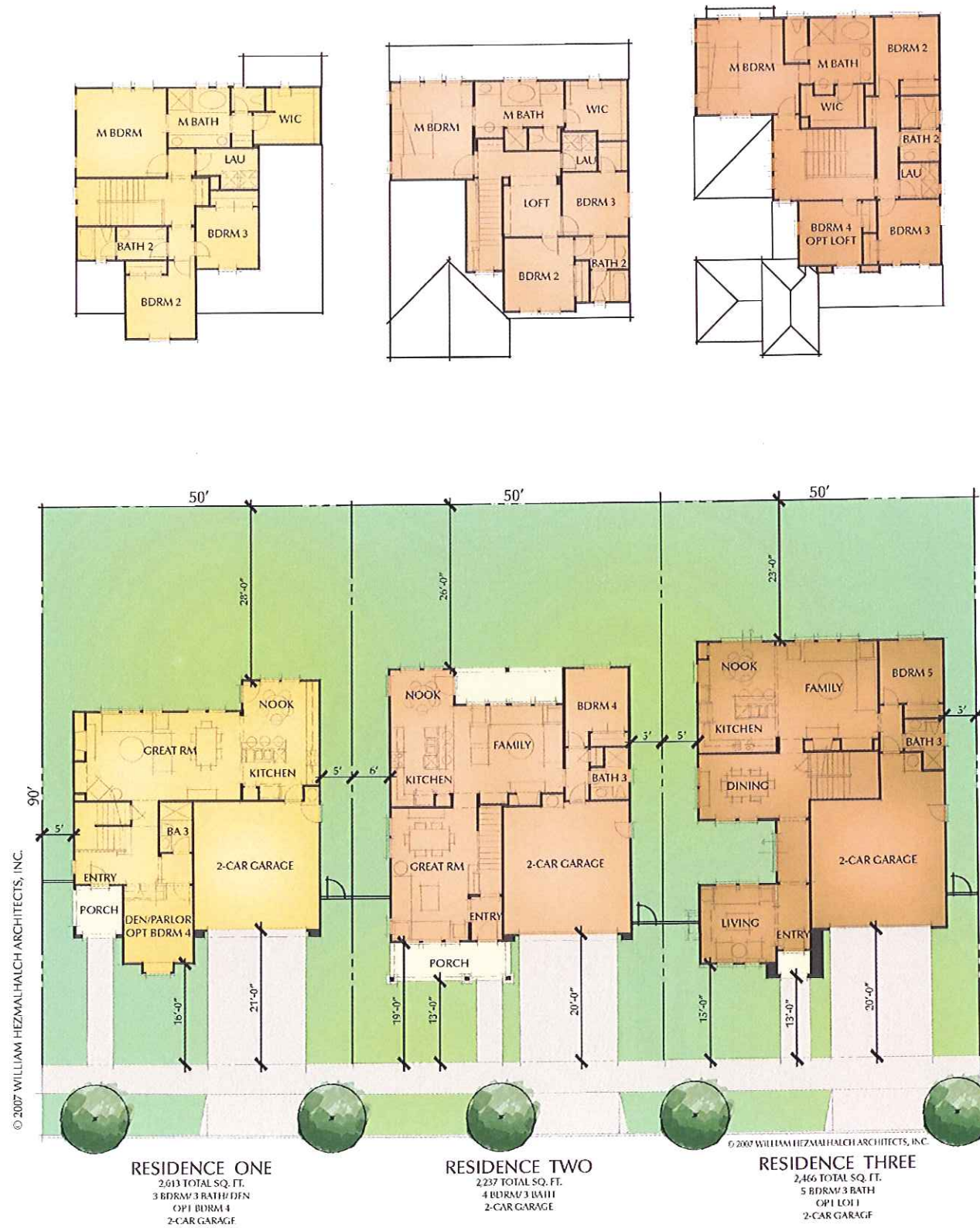


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Exhibit 12 | Medium Density Residential • Single-Family Conventional (46x85)

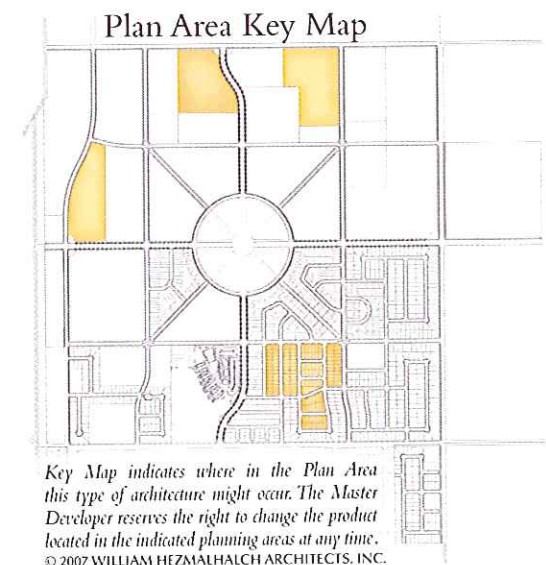


PLAN 1 - AMERICAN TRADITIONAL

PLAN 2 - CRAFTSMAN

PLAN 3 - COLONIAL MONTEREY

Front View



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Exhibit 12a | Medium Density Residential • Single-Family Conventional (46x85)

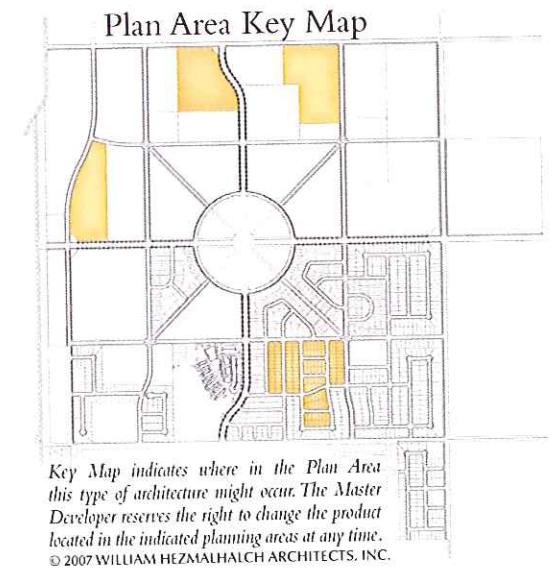
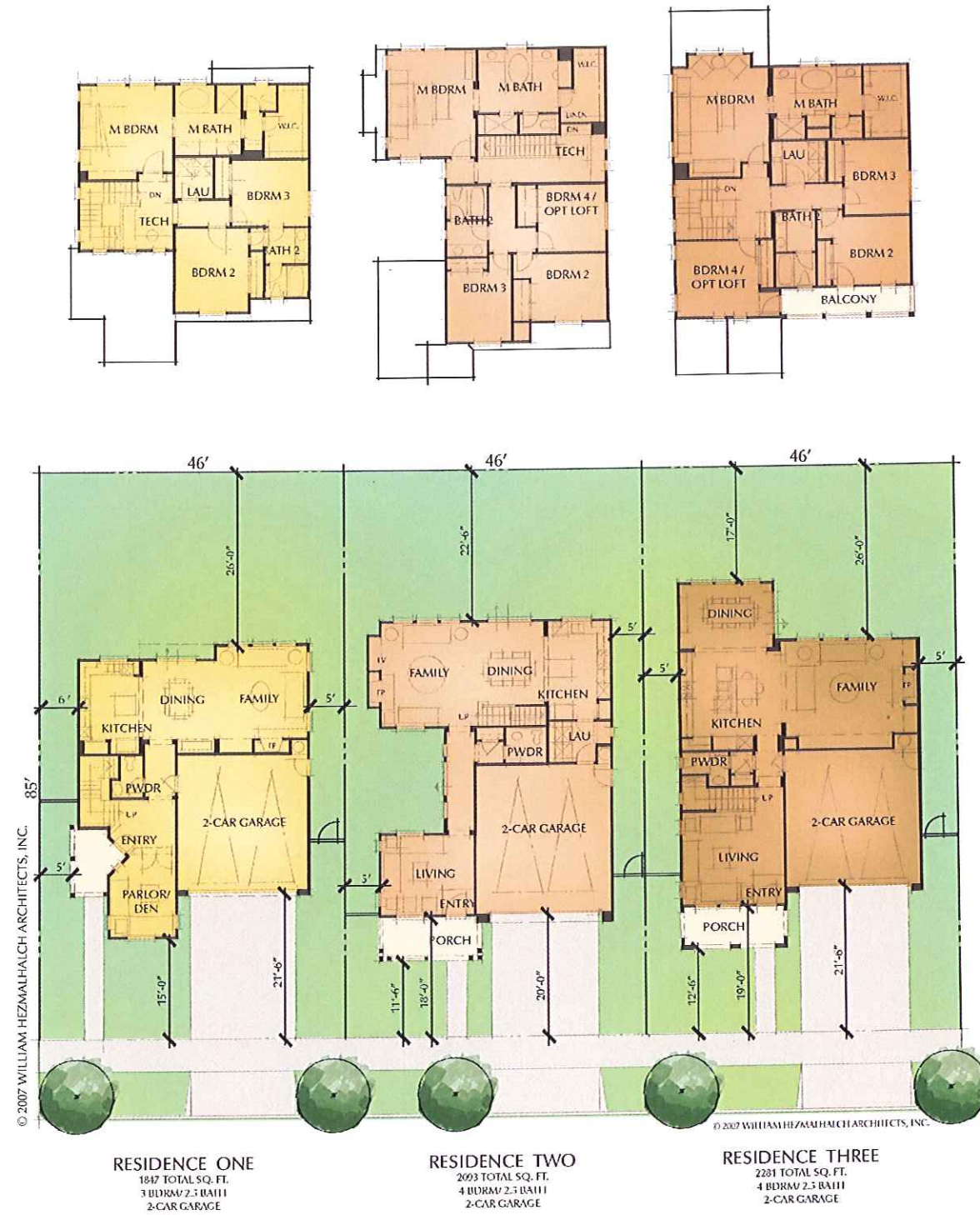


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Exhibit 13 | Medium Density Residential • Single-Family Conventional (40x70)

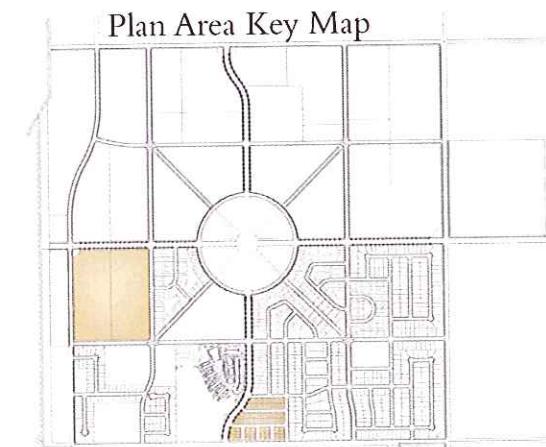


PLAN 1 - SPANISH ECLECTIC

PLAN 2 - AMERICAN TRADITIONAL

PLAN 3 - FRENCH COUNTRY

Front View



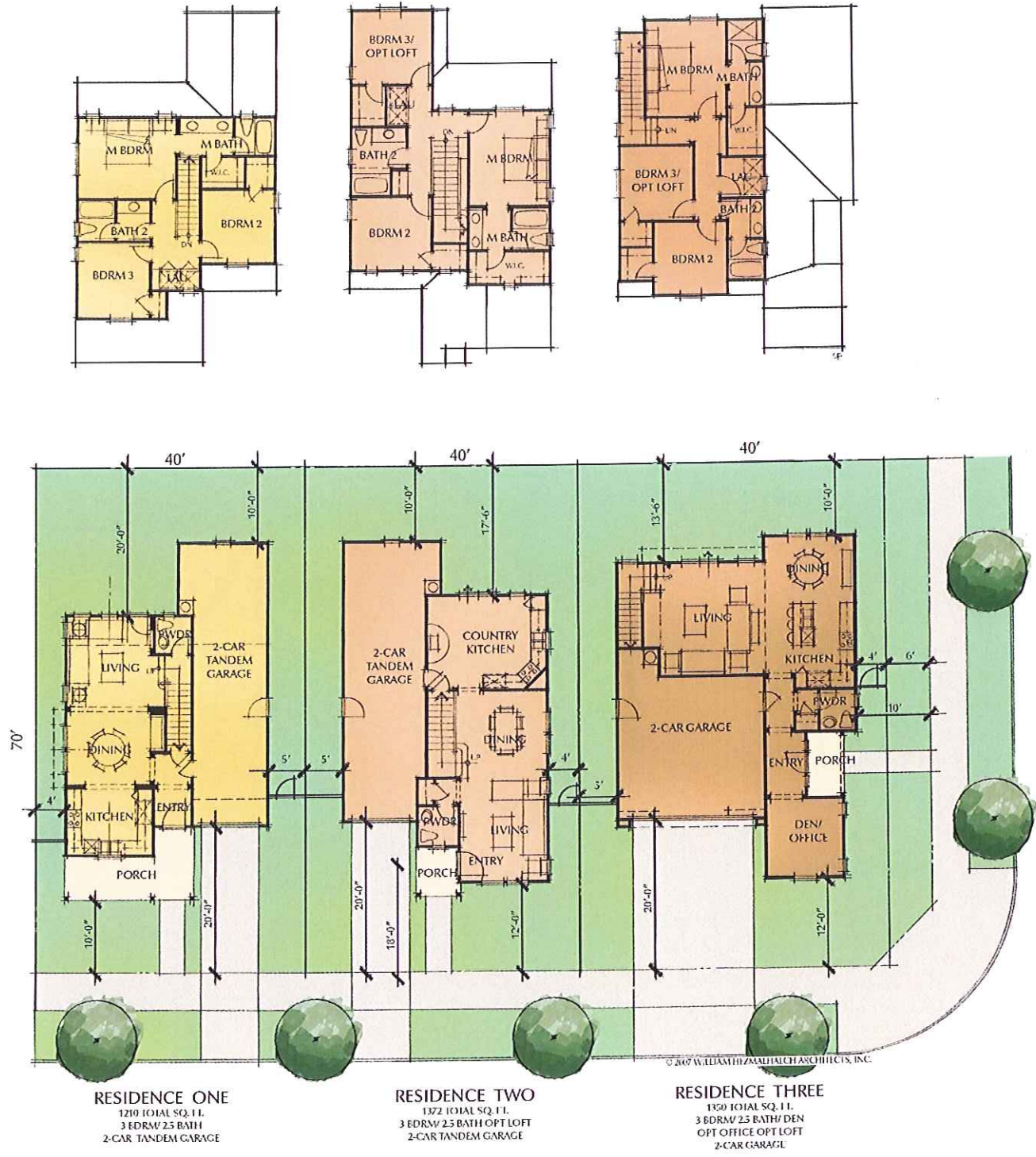
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Exhibit 13a

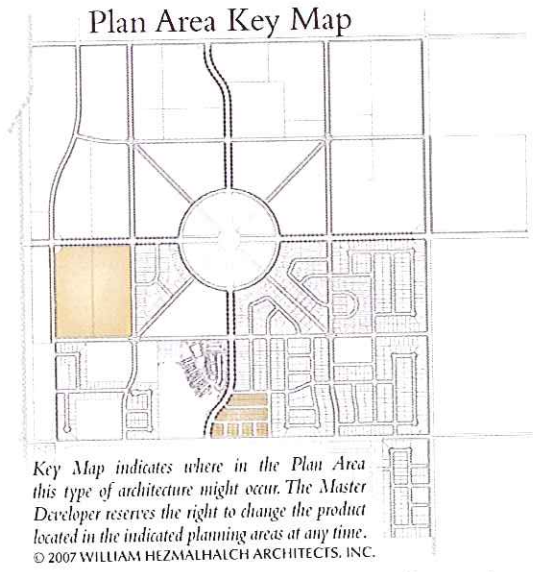
Medium Density Residential • Single-Family Conventional (40x70)



RESIDENCE ONE
1219 TOTAL SQ. FT.
3 BDRM/ 2.5 BATH
2-CAR TANDEM GARAGE

RESIDENCE TWO
1372 TOTAL SQ. FT.
3 BDRM/ 2.5 BATH OPT LOFT
2-CAR TANDEM GARAGE

RESIDENCE THREE
1350 TOTAL SQ. FT.
3 BDRM/ 2.5 BATH/ DEN
OPT OFFICE OPT LOFT
2-CAR GARAGE



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Exhibit 14 | Medium Density Residential • Single-Family Greencourt



PLAN 4 - SPANISH ECLECTIC

PLAN 3 - CRAFTSMAN

Side View



PLAN 4 - AMERICAN TRADITIONAL

PLAN 1 - COLONIAL MONTEREY

PLAN 2 - SPANISH ECLECTIC

PLAN 3 - CRAFTSMAN

Front View

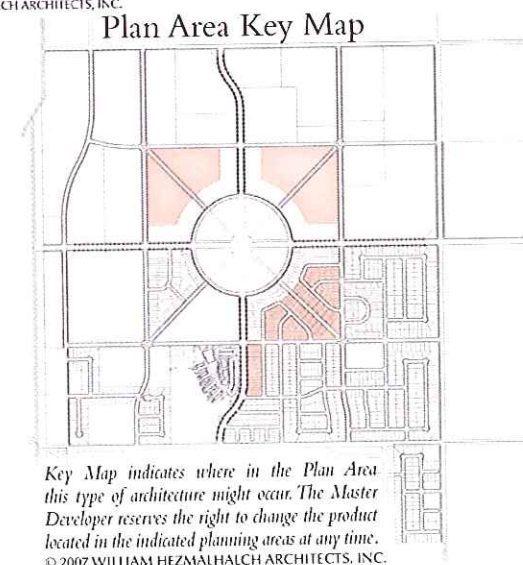


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Exhibit 14a | Medium Density Residential • Single-Family Greencourt

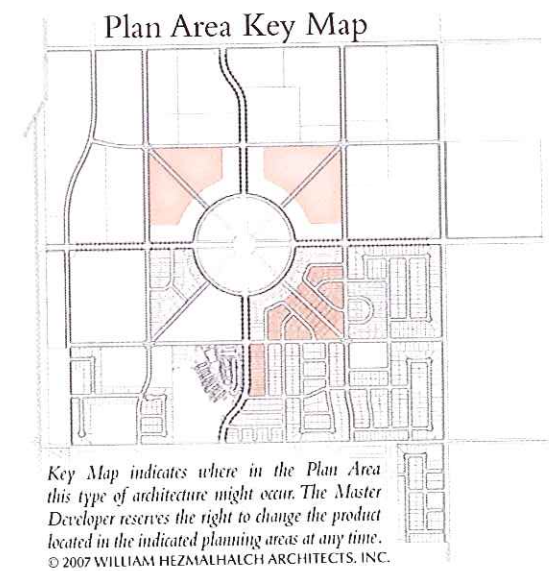


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Exhibit 15 | Medium Density Residential • Single-Family Motorcourt

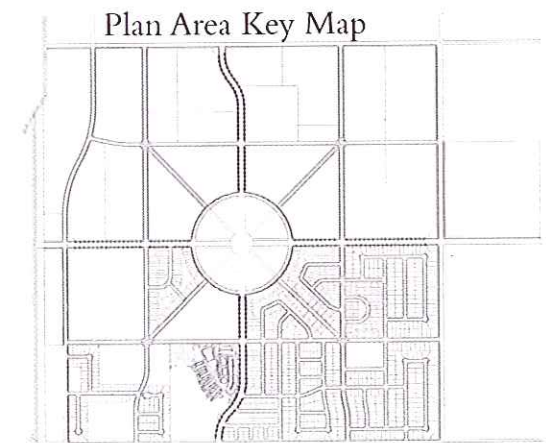


PLAN 2B - AMERICAN TRADITIONAL

PLAN 2A - CRAFTSMAN

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Front View



Key Map indicates where in the Plan Area this type of architecture might occur. The Master Developer reserves the right to change the product located in the indicated planning areas at any time.
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Exhibit 15a | Low Density Residential • Single-Family Motorcourt

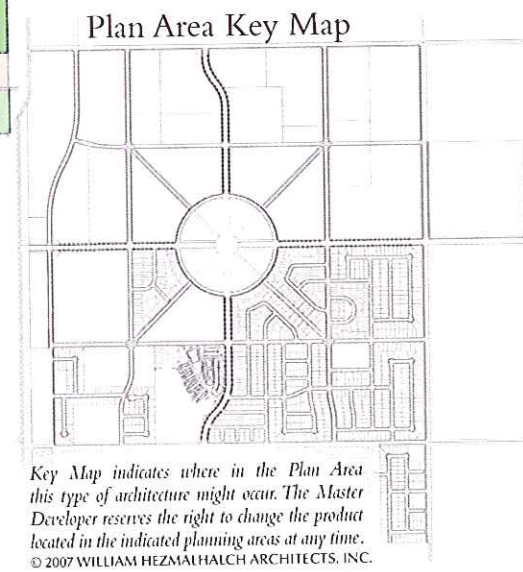
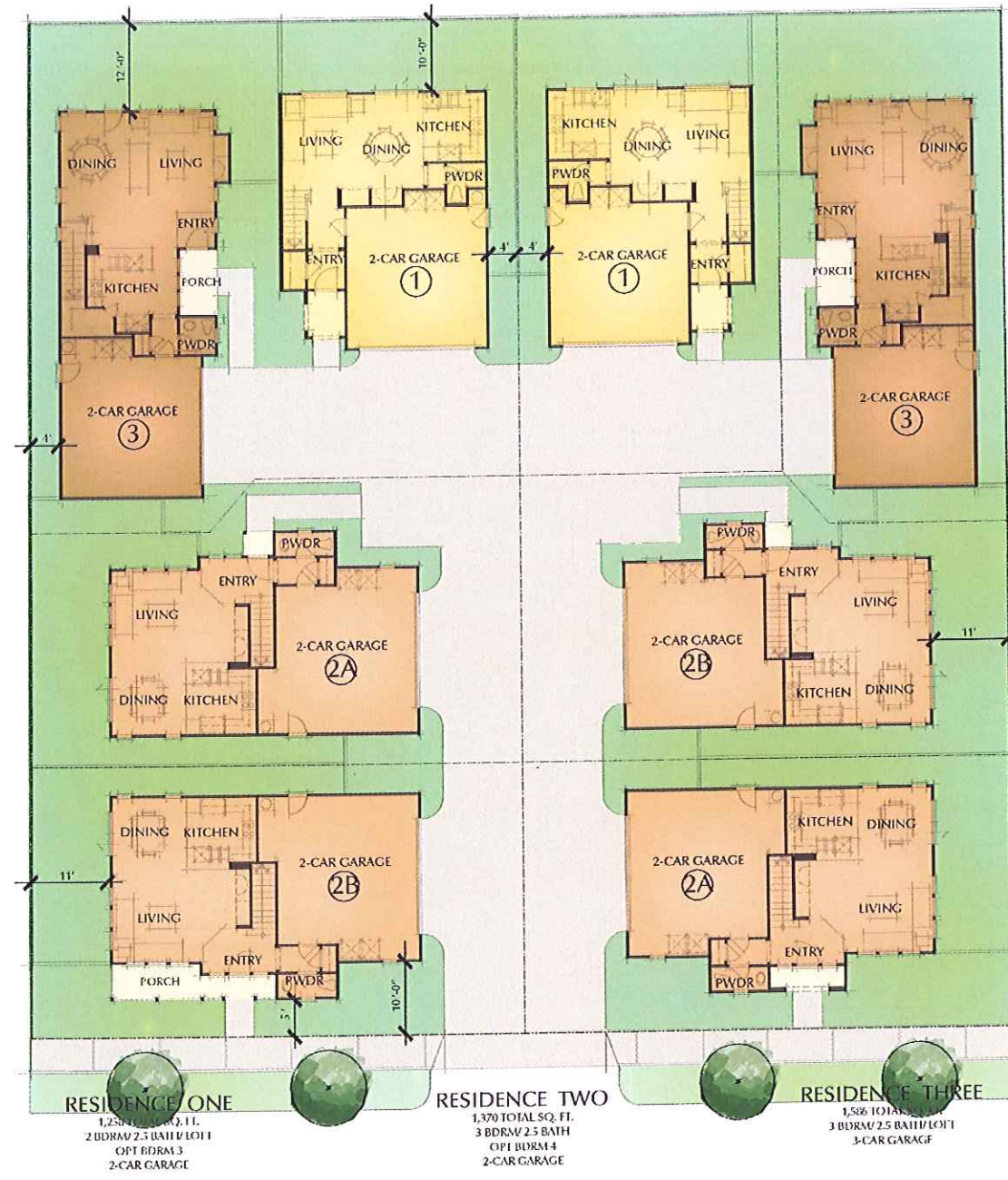
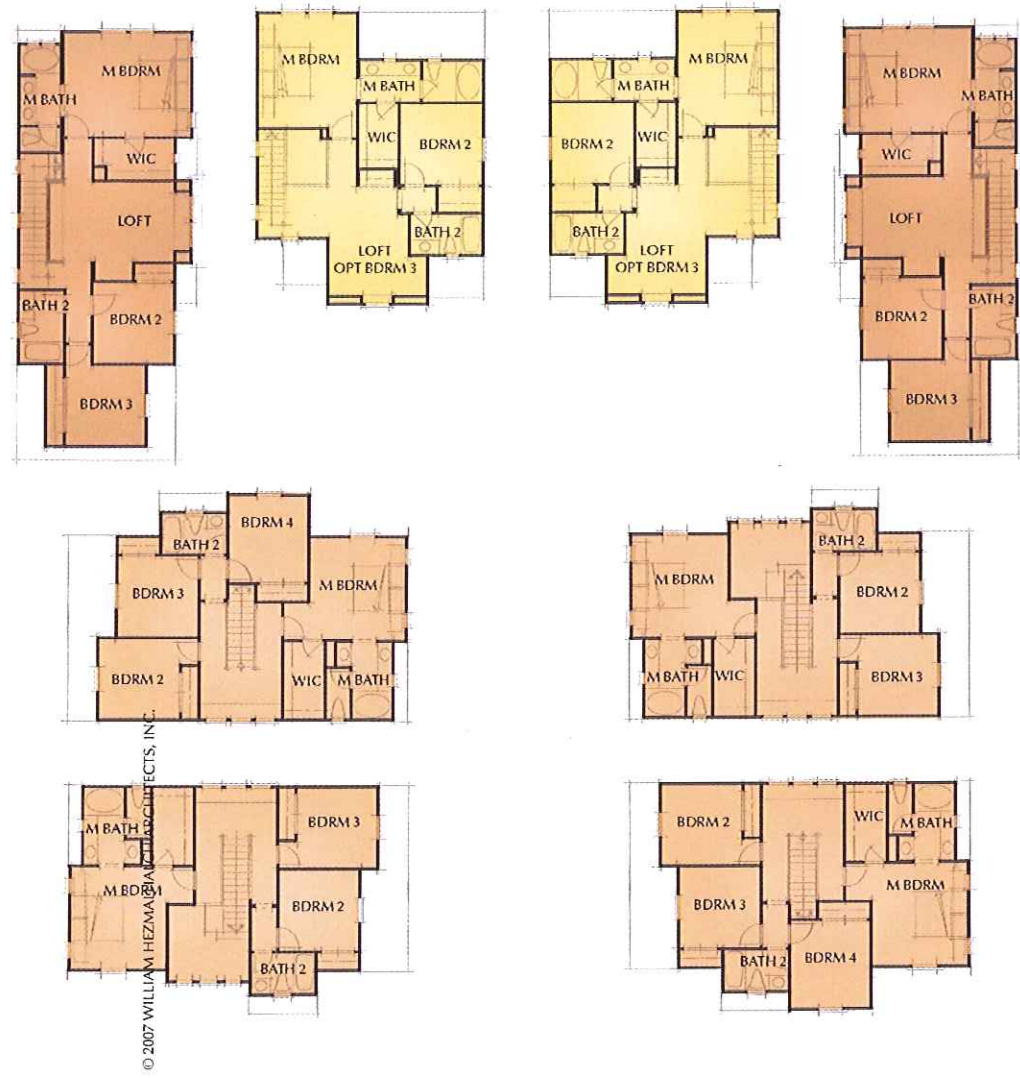


Exhibit for illustrative purposes only. Final plans and specifications will be approved with building permit application and approval.

Exhibit 16 | Medium Density Residential • Single-Family Alley Loaded (37x85)

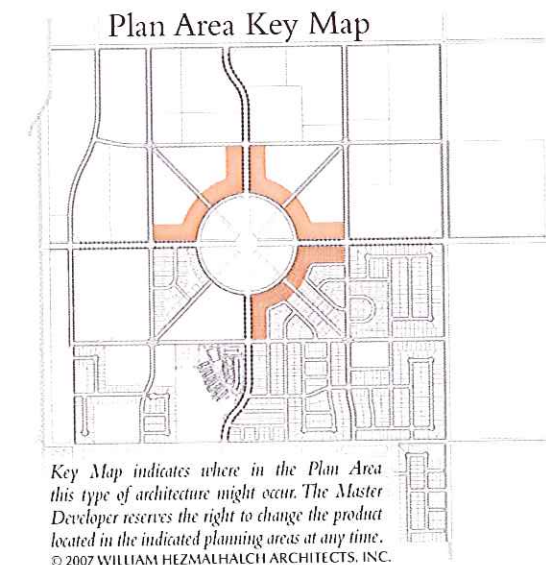
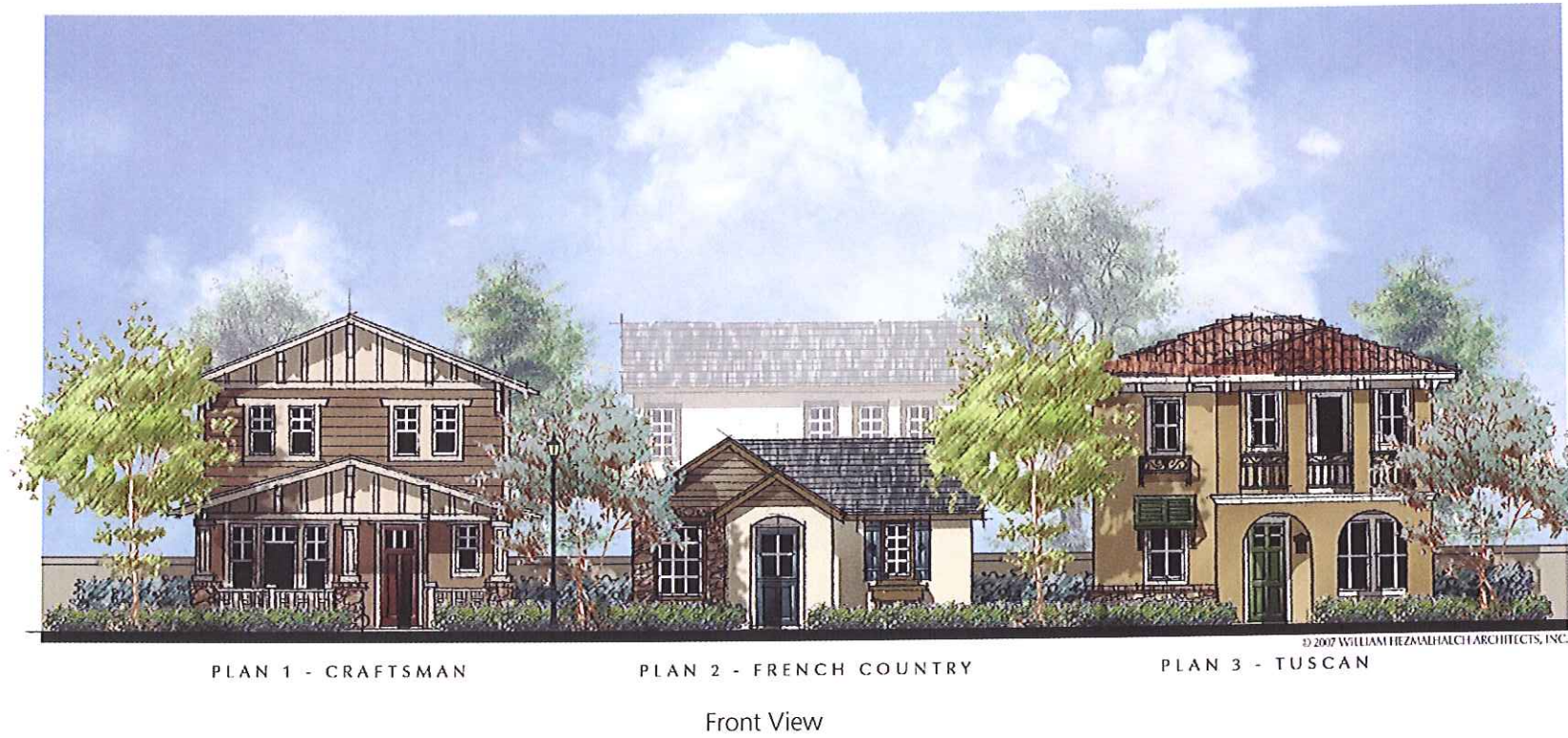


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Exhibit 16a | Medium Density Residential • Single-Family Alley Loaded (37x85)

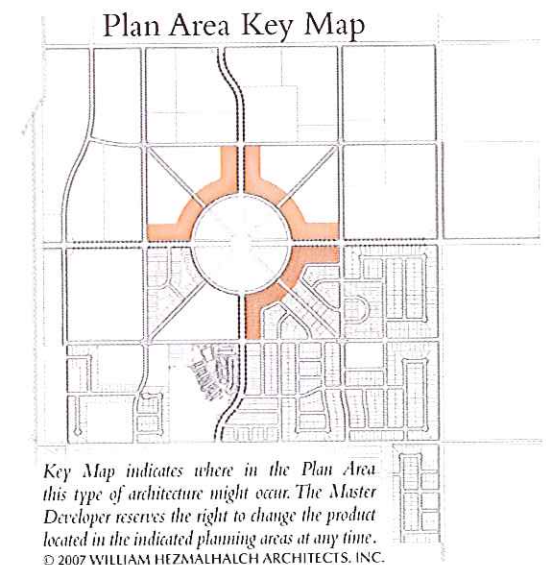
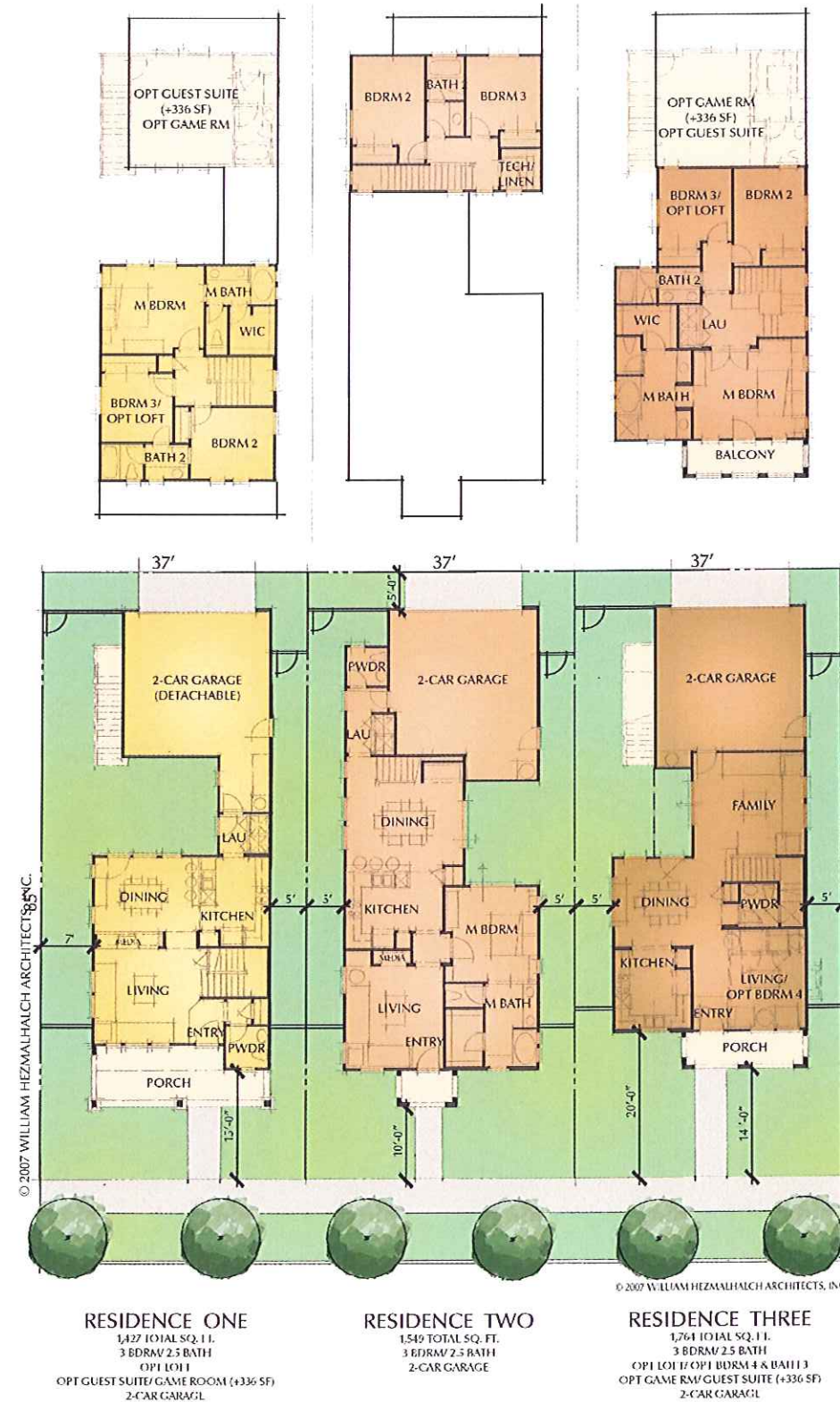


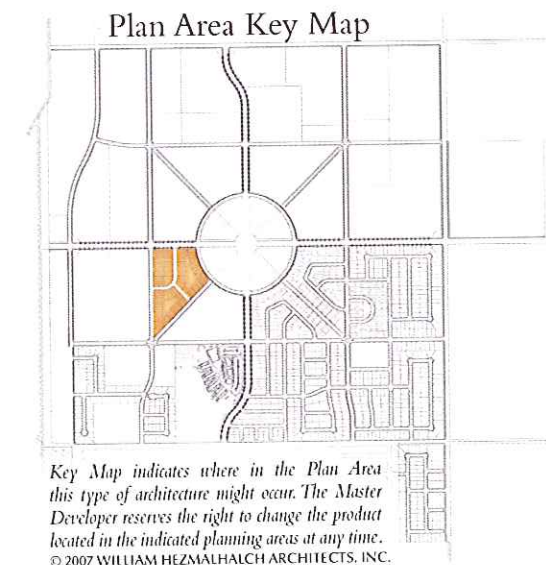
Exhibit for illustrative purposes only. Final plans and specifications will be approved with building permit application and approval.

Exhibit 17 | Medium Density Residential • Single-Family Alley Loaded (31x105)



PLAN 1 - AMERICAN TRADITIONAL PLAN 2 - SPANISH ECLECTIC PLAN 3 - COLONIAL MONTEREY

Front View



Key Map indicates where in the Plan Area this type of architecture might occur. The Master Developer reserves the right to change the product located in the indicated planning areas at any time.
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Exhibit 17a | Medium Density Residential • Single-Family Alley Loaded (31x105)

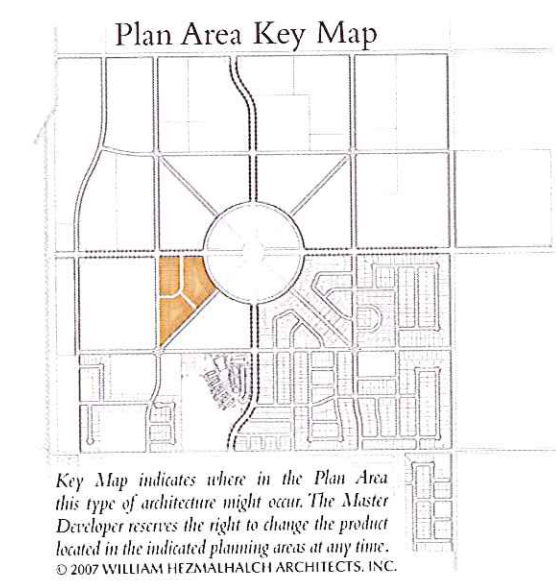
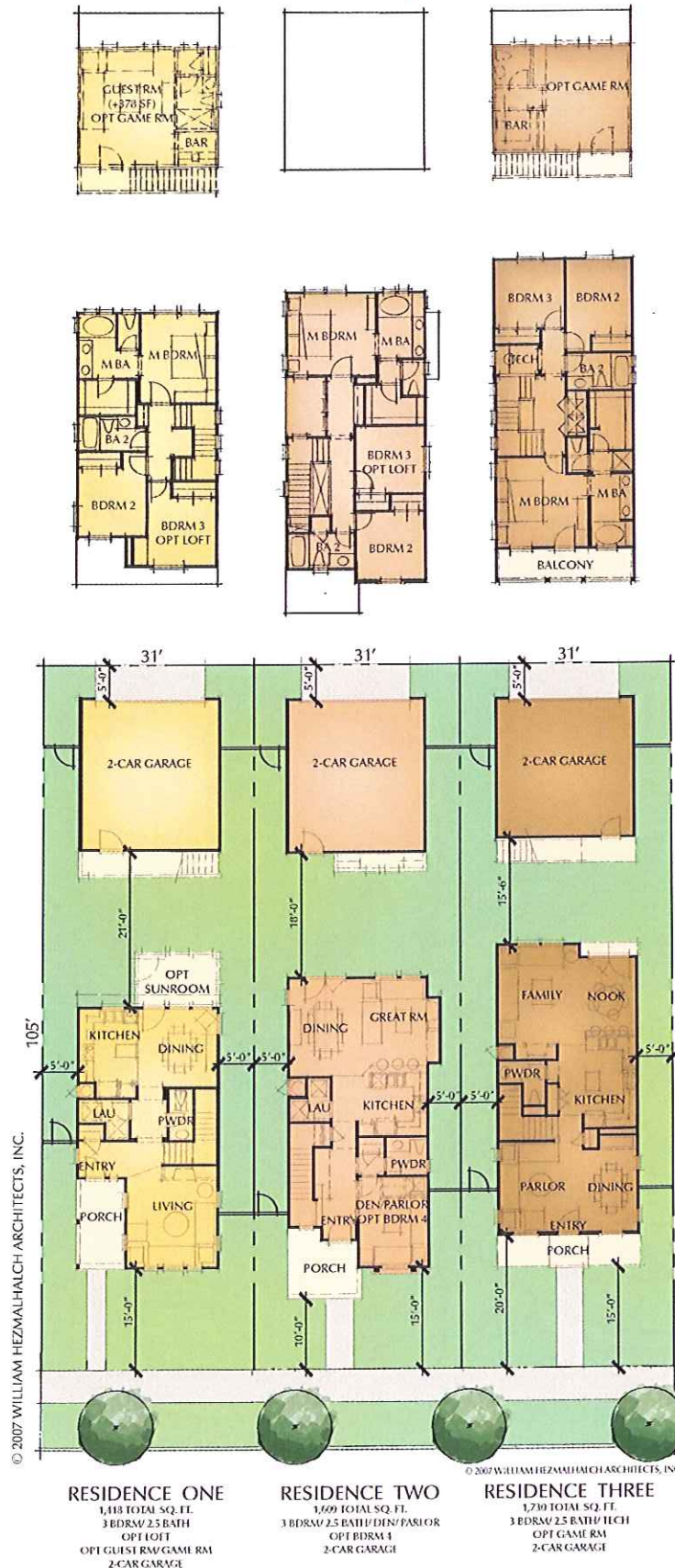


Exhibit for illustrative purposes only. Final plans and specifications will be approved with building permit application and approval.

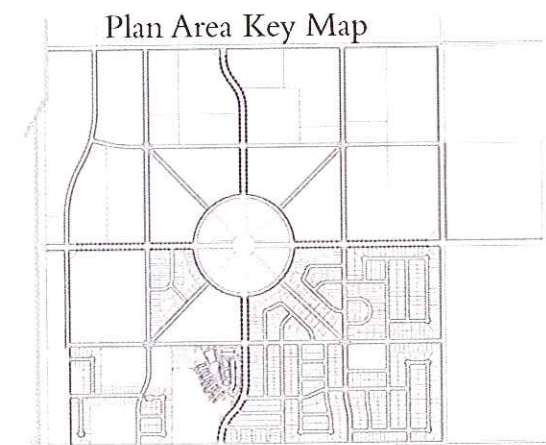
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Exhibit 18 | Medium Density Residential • Multi-Family Triplex



SPANISH ECLECTIC

Front View



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Exhibit 18a | Medium Density Residential • Multi-Family Triplex

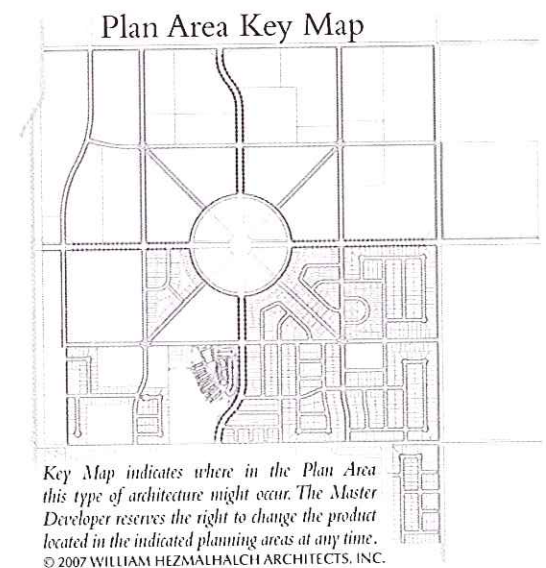
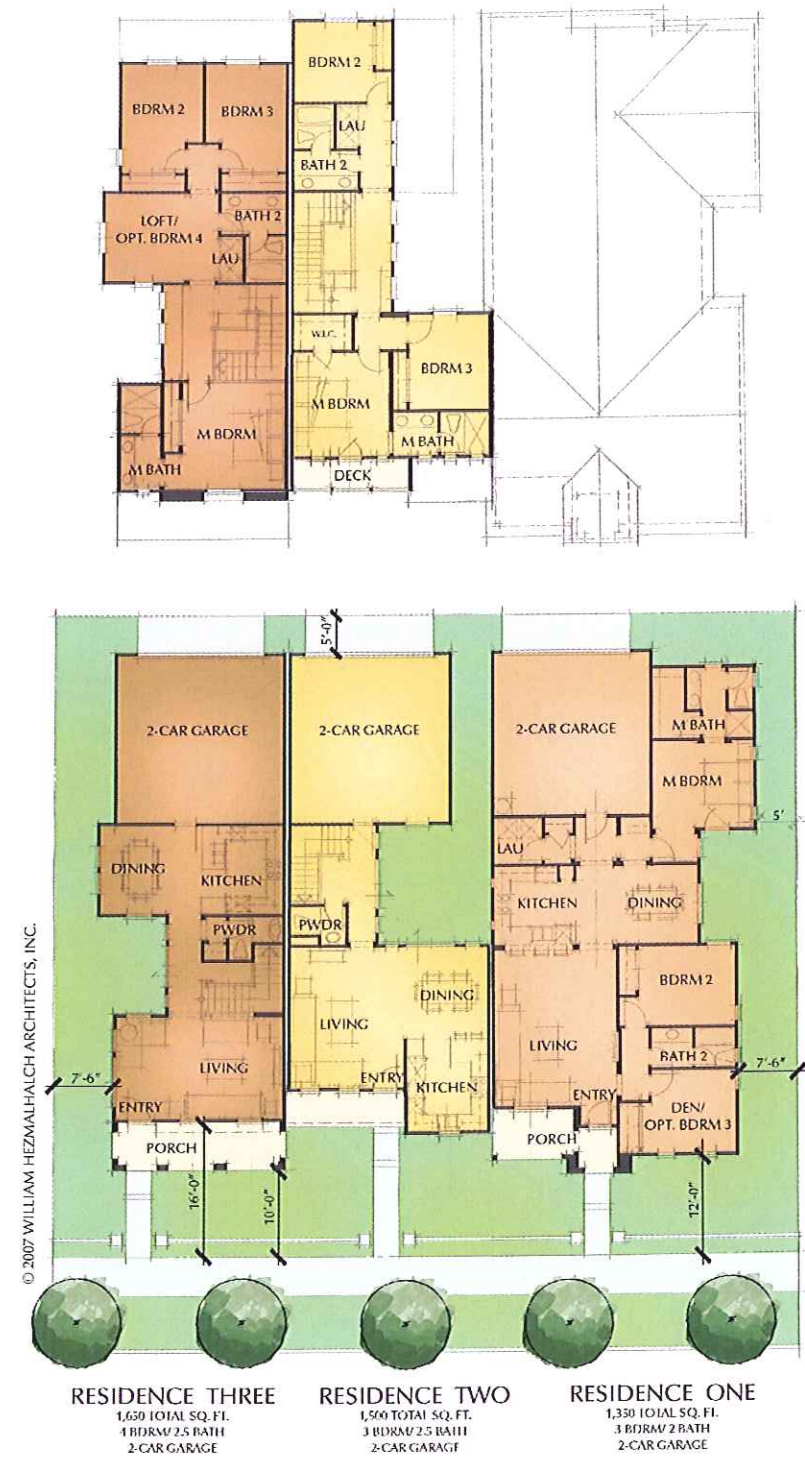


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Exhibit 19 | Medium Density Residential • Multi-Family Row Townhomes



Front View

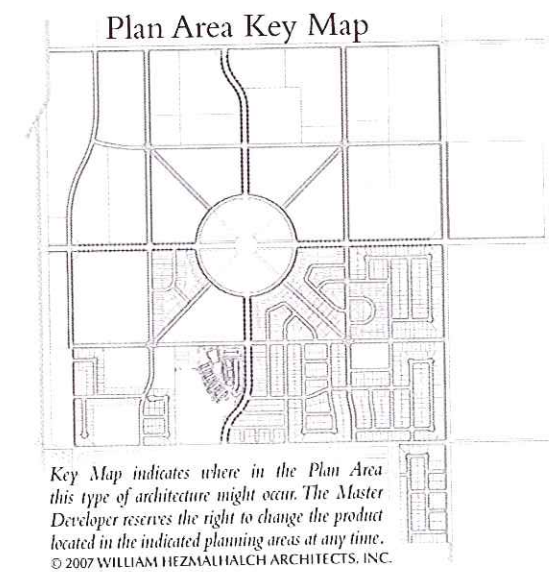


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Exhibit 19a | Medium Density Residential • Multi-Family Row Townhomes

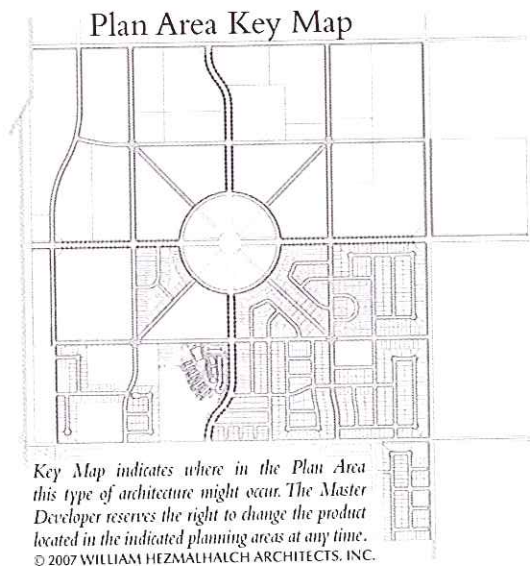
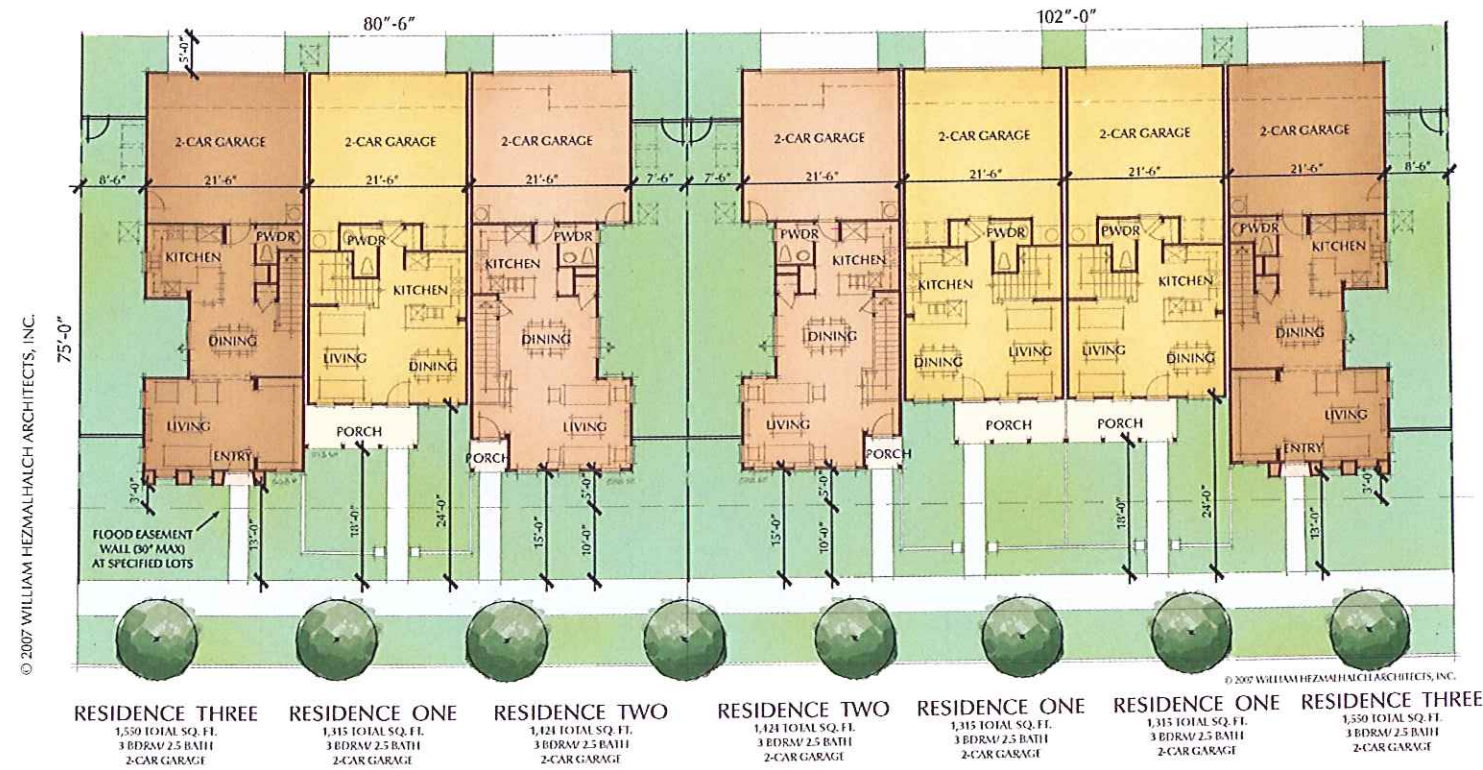


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Exhibit 20 | The Village Circle Land Use Plan

3.5—THE VILLAGE CIRCLE

The Village Circle is envisioned as the “heart” of The Villages of Patterson and the center for social activity, pedestrian circulation, community recreation and commercial activity. The Villages Circle has an overall zoning designation of Downtown Core. This designation includes commercial, park/recreation and high density residential (including live/work activities). Refer to the exhibit on this page, as well as, **Exhibit 21, Village Circle: Illustrative Plan** and **Exhibit 22, Conceptual Rendering of The Village Circle**.

A public community park, owned and operated by City of Patterson, will be developed in Planning Area 40 within the Village Circle. Potential activities include a community bandstand, covered picnic areas, walkways, a fountain, grass and tree plantings. Public or private recreation amenities are also a potential use in the Village Circle. Public or private Recreation amenities are planned for Planning Areas 22 and 23 within the Village Circle area. Recreation activities could include a clubhouse, pool, interactive water facility, exercise facilities and/or landscaped open space for the private use of individual neighborhoods or a series of neighborhoods. For private and public park details, refer to **Exhibit 21, Village Circle: Illustrative Plan**.

High density residential housing includes a range of multi-family housing opportunities, including for-rent apartments, condominiums, townhomes and motorcourts. **Medium density residential products are also allowed in high density Planning Areas based upon prevailing market conditions.** See **Table 4: Medium Density Development Standards** for development standard details. These housing types are allowed in Planning Areas 22, 23, 25, 26, 41, 42, and 43 within the Village Circle. Senior housing is also a potential use. **Table 5, High Density Residential Development Standards** provides development standards for village high density residential development within the overall Plan Area.

Planning Areas 25, 26, 41, 42, and 43 are proposed for townhomes with live/work opportunities. These areas could provide the highest residential densities in The Villages of Patterson. Architecture in these higher densities would “mass” to

the streets/paseos and create the highest density urban character within the project.

In a live/work opportunity, a dedicated work space would be included on the ground floor of multi-family units. Work activities would include “low impact” employment such as professional offices and studios for architects, photographers, real estate agents, etc. **Exhibit 24, Live/Work Concept** includes photography of new, live/work projects existing in other areas. Both single-family and multi-family homes are shown. Refer to **Section 3.5.2** for detailed live/work regulations.

Commercial sites have been identified within the Plan Area’s Village Circle. These uses are considered to be “optimal” for The Village Circle based upon market demand. The Development Plan recognizes that the marketplace will ultimately determine whether a neighborhood commercial center is appropriate for the Plan Area. A neighborhood commercial center is encouraged in the Plan Area and would be appropriate in Planning Areas 25, 26, 41, 42, and 43. Frontage on Olive Avenue and the Village Circle would provide optimum opportunities for commercial development. **Table 7, Downtown Core Commercial Development Standards** provides development standards for commercial designated areas within the Village Circle and the overall Plan Area. **Table 9, Regulatory Chart**, defines the potential locations of retail office and retail commercial activities within the Village Circle.

Commercial uses appropriate for the Plan Area include small retail shops, offices, day-care, cafés and restaurants common in small towns and pedestrian-oriented environments. The mix of uses is intended to create a high intensity center, which provides for daily essentials, specialty shops and restaurants in a “small town setting.” The location of any commercial site is significant because it should be within a central activity node. Since the commercial area is to be designed as a pedestrian-oriented destination that provides convenient services for the community, conventional “strip mall” design that is car-oriented will not be permitted. Pedestrian-scaled buildings with interior parking sited away from the street and out of view from the surrounding residential community is the more preferred design approach.

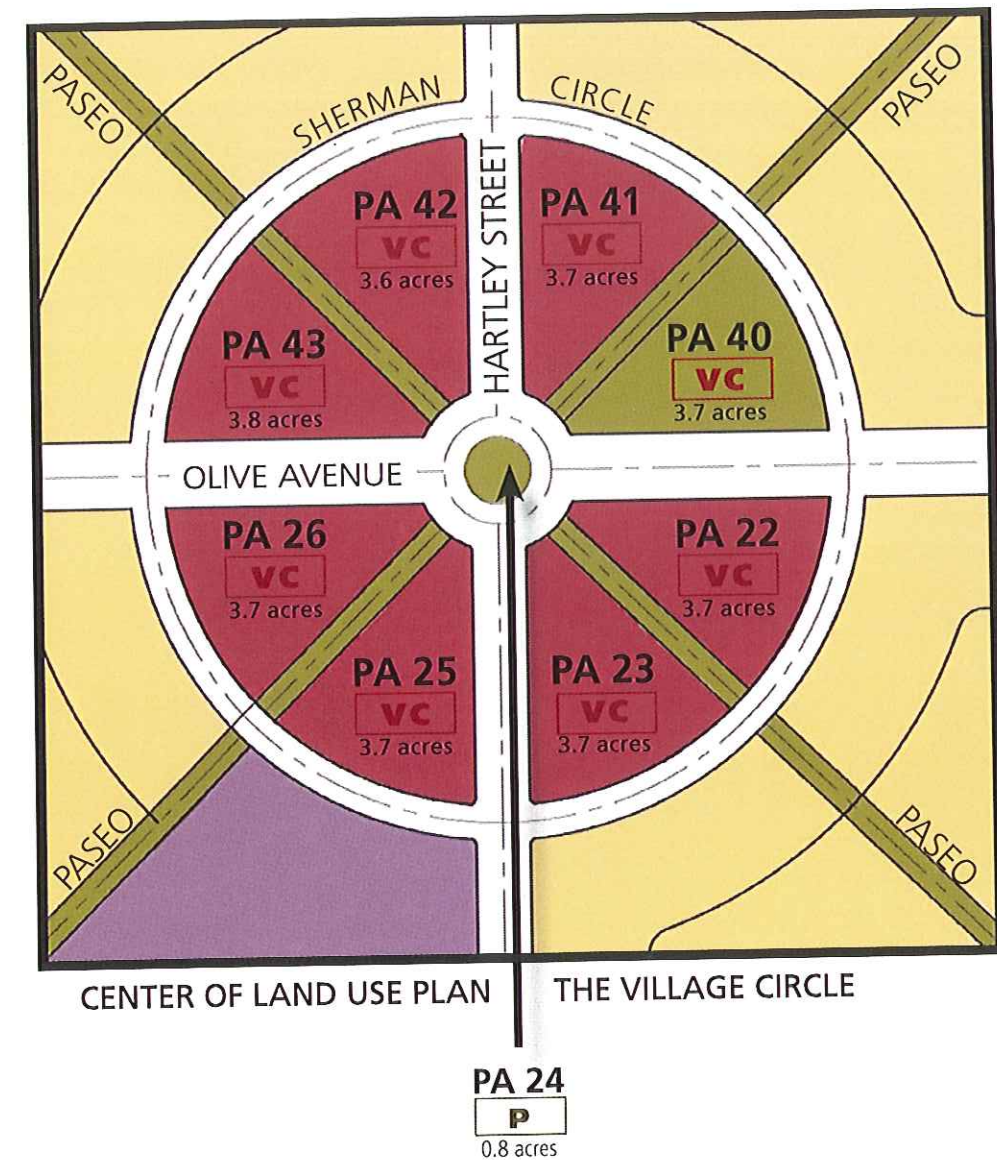


Exhibit 21 | The Village Circle • Illustrative Site Plan

Village Circle (Conceptual)

The Village Circle Site Plan, illustrated in Exhibit 21, Village Circle: Illustrative Site Plan, provides a conceptual plan for the central area of The Villages of Patterson. It is expected to be modified over time, to respond to evolving market conditions.



Legend

- 1 Village Circle community park
- 2 townhomes
- 3 townhomes with live/ work option
- 4 retail/ office/ service/ restaurant
- 5 day care center
- 6 clubhouse
- 7 private recreation area with pool, tot lot, and interactive water facility
- 8 The Village Circle (PA24)
- 9 information center

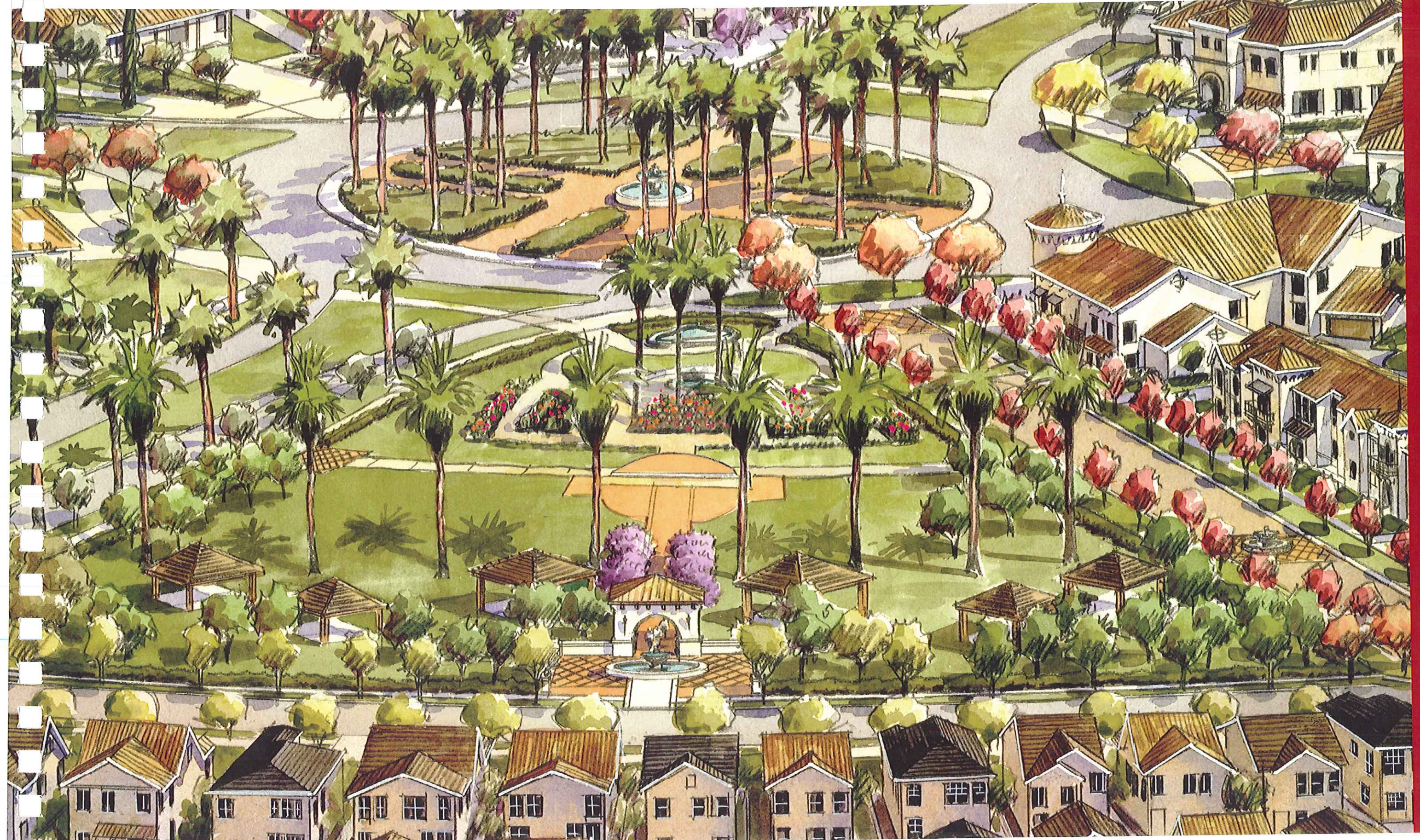
For conceptual purposes only.

Plan Area Key Map

Key Map indicates where in the Plan Area this type of architecture might occur. The Master Developer reserves the right to change the product located in the indicated planning areas at any time.
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Exhibit 22 | Conceptual Rendering of The Village Circle



3.5.1 High Density Residential

High Density Residential (H) is intended to provide a range of multi-family housing within the Plan Area. Typical densities range from 12.1 to 20 units per acre. High Density Residential is included in the Village Circle Planning Areas. High Density Residential may accommodate rental units or ownership opportunities such as condominiums, townhomes or apartments. There is a potential for senior housing and affordable units in this category. Since the building height restriction is limited to 35 feet, it is likely that the buildings in the high density areas will be townhomes or apartments consisting of two or three stories. Individually, each townhome unit could be designed by mixing thematic elements, projecting units and breaking rooflines. **Table 5, High Density Residential Development Standards** provides development standards for high density designated areas within the overall Plan Area.

The Village Circle (Planning Areas 25, 26, 41, 42, and 43) provides for residential use and is envisioned to include the highest residential densities in The Villages of Patterson. This is the community “core” area and center of social/pedestrian activity. Densities approaching the upper limit of the high density category with live/work opportunities are planned for apartment, condominium and townhome neighborhoods.

All high density land use areas shall convey a pedestrian-oriented character and present strong pedestrian connections to the Development Plan’s potential commercial core and recreational opportunities. High density areas will be designed to create usable pedestrian corridors between the clusters. High density units paralleling the paseos shall provide the appearance of individual units with living space and porches oriented onto the paseos, and streets to avoid obvious “side view” or “rear view” appearances along the paseos or streets. Parking facilities are to be confined to the interior of the site. Live/work housing opportunities are encouraged.

Affordable units may be developed in High Density Residential areas and would be required to follow **Section 7.3 Affordable Housing Program**.

high density residential design guidelines

- Multi-family units shall be designed and detailed to relate to neighboring single-family detached and attached homes, and commercial uses. Preferred configurations include architectural treatments that portray traditional row houses.
- Consistent architectural detailing must be provided on all sides of structures, which face onto streets and open space corridors.
- Building orientation should include street frontage (row townhomes) and side orientation to mix overall massing and enhance the community streetscene. Green courts are encouraged to open onto neighborhood streets.
- Individual buildings shall be positioned to create maximum opportunities for privacy, views and a variety of inter-connecting outdoor space.
- Site amenities shall include generous landscaping, common areas for use by its residents and potential community recreation areas.
- All residences shall be located to minimize the distance between parking areas and residential units.
- Trash enclosure areas shall be screened by walls constructed of materials consistent with the architectural style of the units. Trash enclosures shall be screened from upper level unit views.

TABLE 5 High Density Residential Development Standards	
category	regulation
LAND USE	
Applicable Zoning District	DC
Density Range	12.1-20 dwelling units per gross acre
Permitted Uses	Refer to City of Patterson Zoning Regulations, Chapter 18.32 HR, High Density Residential District
Conditional Uses	
Minor Administrative Permit	
LOT CONFIGURATION	
Lot Area	1,000 sf minimum
Width	
• Interior MF Attached Lot	20' minimum
• Corner MF Attached Lot	20' minimum
Depth	70' minimum
Curved or Cul-de-sac Frontage	n/a
Landscape Area Coverage	Per Zoning Code, Chapter 18.32

category	regulation
SETBACKS	
Front Yard	
• Street Frontage	10' minimum
• Living Space	10' minimum
• Porch/ Balcony	5' minimum
Side Yards	
• Interior	10' per first story 5' per story thereafter
• Exterior	20' minimum
Rear Yard	10' per story minimum
Distance Between Buildings	10' minimum living space, 5' garage
BUILDING MASSING	
Building Height	35' maximum
Building Floor Area	
• Upper Floor Area	no limit
• Lower Floor Area	800 sf minimum per building
Porch/Courtyard	
• Depth	6' minimum
• Width	6' minimum
Parking Requirements	
• Resident	1 space per 1-bedroom unit 2 spaces per 2-bedroom unit and larger
• Guest	1 space per 3 units
FENCING AND WALLS	
Within Setbacks	
Front Yard	5' setback from ROW 4' maximum height 50% minimum transparency*
Corner Side Yard	5' setback from ROW 4' maximum height 50% minimum transparency*
Outside Setbacks	
• Behind Edge of Structure	6' maximum height
• In Front of Structure	4' maximum height 50% minimum transparency*

NOTES

Tandem parking is allowed in affordable and market-rate products. Densities will vary dependent on site conditions and building criteria.

* PICKET FENCES, SPLIT RAIL FENCES AND DECORATIVE IRON FENCES ALL MEET THE DEFINITION OF 50% TRANSPARENCY.

Exhibit 23 | High Density Residential within the Village Circle • Multi-Family Apartments



Typical Plot Plan

Note: Please refer to Table 5, High Density Residential Development Standards for specific development standards.

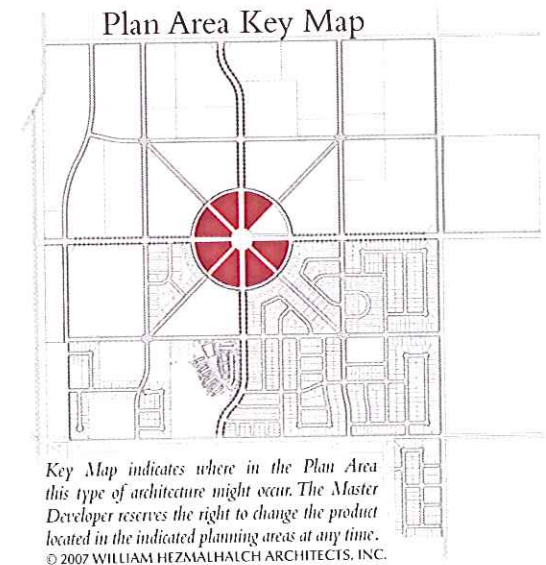
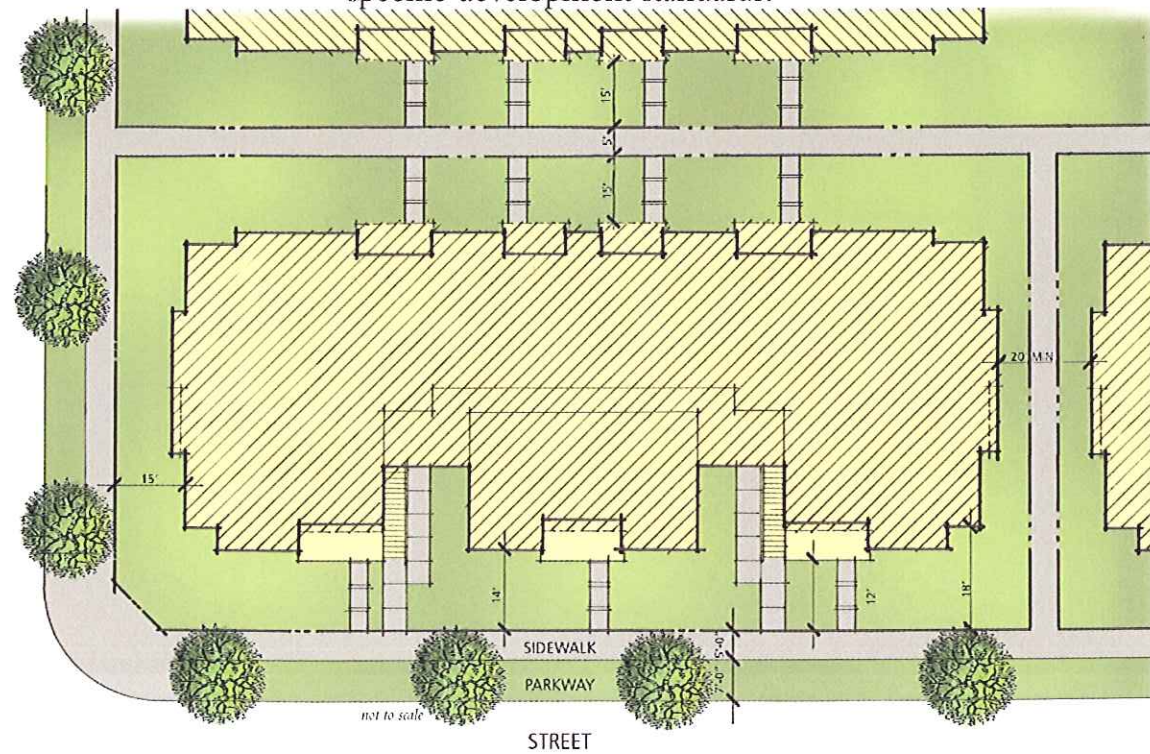


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Exhibit 24 | Live/Work Concept

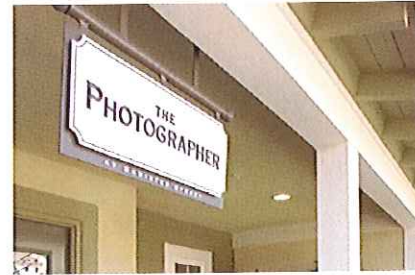
3.5.2 Home-Based Business and Live/ Work Opportunities

Home-based business opportunities are envisioned in live/work dwelling units. This concept could be developed in single-family or multi-family residential units, or in vertical mixed-use buildings. The single-family detached live/work opportunities would be restricted to the Village Circle in Planning Areas 25, 26, 41, 42, and 43. Multi-family live/work housing opportunities could occur in multi-family buildings including row townhomes and apartments. In all cases, a dedicated portion of the residential unit would be devoted to a low intensity work space, such as those of a photographer, architect, jeweler, real estate agent or accountant.

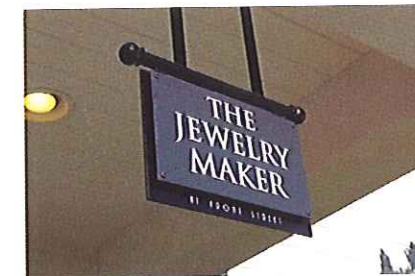
Live/work housing opportunities would allow small business to grow within the planned community, enhance pedestrian “livability” and reduce overall traffic in the area.

Refer to the following pages for further live/work guidelines and discussion and **Table 6, Live/ Work Development Standards.**

Attached



Detached



conceptual imagery by Design Lens

Live/ Work

“Live/Work” is a mixed-use building type that is designed to accommodate non-residential work areas in addition to, or combined with living quarters. Live/work units, although suitable for home occupation uses, have specialized workspaces that can accommodate more intensive work activities than would be appropriate for an exclusive residential building. The workspace of a live/work unit is adaptable for a wide range of low-impact uses from an art, music or dance studio to a small office or craft manufacturing space, as well as living areas. Live/work units will be located adjacent to the street with resident parking behind the units. On-street parking will be available for customers in front of the units. Refer to live/work images and **Table 6, Live/ Work Development Standards**.

Live/Work housing opportunities are intended to meet the following objectives:

- To provide for a diversity of housing types and to accommodate a range of households and family types.
- To provide housing/business accommodations in order to foster the development of small businesses and artisans in Patterson, primarily as a residential use.
- To provide more job opportunities, thus reducing work trips and reducing automobile usage.
- To provide the opportunity for homeowners to increase their quality of life by eliminating commuting times and possible child care costs.
- To encourage building design that emphasizes the pedestrian realm through compressed front setbacks, pedestrian weather protection and human-scale detailing, primarily as a residential use.
- To help meet market demand for live/ work opportunities in the local Patterson area.

The standards provided herein apply to single-family detached, and multi-family attached townhomes in Planning Areas 25, 26, 41, 42, and 43 in the Village Circle and are supplemental to the standards provided in **Table 4, Medium Density Residential Development Standards**, and **Table 5, High Density Residential Development Standards**.

Review Procedures—All applications for live/work commercial activities must be reviewed and approved by the Master Developer. Prior approval must be received by the merchant builder and Homeowners Association, before submittal to the City, for consideration of a Conditional Use Permit

live/ work development standards

- **Orientation**—The massing, setbacks, and orientation of buildings are intended to reinforce the pedestrian street experience. Most residential units are anticipated to be located above the main floor; however, if properly designed to mitigate conflicts concerning livability and privacy, ground floor or partial ground floor units should be considered. Physical connections between working and living units are mandatory.
- **Entries and Private Outdoor Space**—Each residential unit should provide some usable outdoor space, in the form of a garden patio or deck of at least 100 s.f. There should be direct pedestrian access at the front street to each individual business. Residential units may be accessed from the fronting street or from the rear or side of the building.
- **Living Area and Work Space**—Living quarters are permitted above the work area, to the side or in back of the work area. Units may range in size from Studios to three (3) bedroom units. A minimum square footage of living area is 400 s.f. A minimum square footage of workspace is 400 s.f., with a 600 s.f. maximum.
- **Parking and Storage**—All owner/tenant parking is to be provided for on-site, at the rear of the units or underground. On-street parking for commercial use of live/work units is in addition to the guest parking ratio of .33 guest spaces/unit. Access to owner/tenant parking is to be provided via lanes or side streets. No access to owner/tenant parking or a tenant garage is permitted at the front of a building.
- **Garbage container storage areas, heating and mechanical equipment, and off-street parking and loading facilities** must be located at the rear of the dwelling units. When a live/work unit has an attached garage, access from the work area to the rear of the building is required through the attached garage.
- **Loading**—No loading or unloading is permitted in the public right-of-way. No loading or unloading activities may interfere with parking or vehicular access. Loading activities serving live/work uses is limited to 9:00 a.m. to 5:00 p.m. on weekdays and 9:00 a.m. to 12:00 p.m. on weekends.
- **Windows**—Windows on all ground floor facades of work areas should cover at least 60% of the façade area. Glazing, with high transparency, is required to encourage visual connection between the street and the building use.

- **Signage**—The Development Plan Area will require signage to promote and enhance on-site businesses, maintain a quality Neighborhood, provide direction for pedestrian and vehicular circulation, support a residential living environment and retain the character of the local Neighborhood. A sign program must be prepared by the merchant builder and submitted for review and approval by the Planning Commission, before the City issues any building permit for any live/work unit. Advertising of goods and services within the Development Plan Area must comply with this sign program. Interior or exterior signage or display of product type, size or style is permitted in association with any live/work units commercial use established within the Development Plan Area, subject to approval by the City of Patterson Planning Commission, and conformance with the approved sign program for the project. Monument or other freestanding signs, or large wall signs, are prohibited.

- **Landscaping**

a—All required landscape areas must be provided with permanent and adequate (commercial grade irrigation where appropriate) means of irrigation. All public or common landscaping must be installed and maintained in such a manner as to not interfere with maintenance or repair or any utility, not restrict pedestrian or vehicular access, and not constitute a traffic hazard due to reduced visibility.

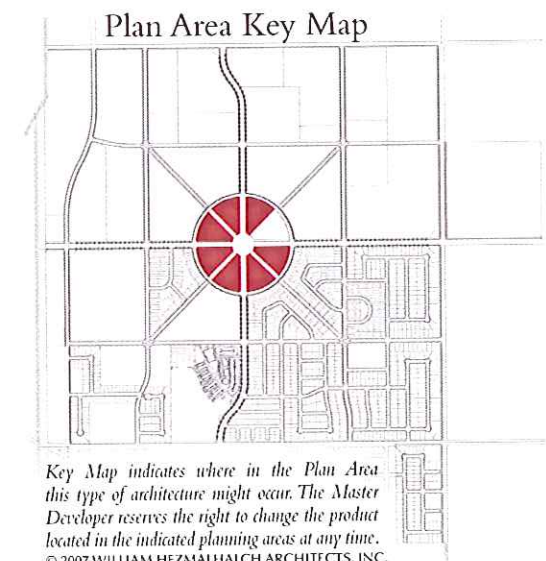
b—All landscaping and irrigation improvements must be installed by the applicant, and maintained by the project’s Homeowners Association, and may not be altered by any homeowner without prior consent or approval by such H.O.A.

TABLE 6
Live/ Work Development Standards

category	regulation
LAND USE	
Applicable Zoning District	DC
Floor Area Ratio	0.50 (not applicable for residential use)
Permitted Uses	
	<p>Home Occupation (as defined by City of Patterson Zoning Regulations, Chapter 18.92), Artist and Craft Activities (e.g. painters, graphic artists, potters, carvers, musicians), Cottage Production Activities (e.g. jewelry making, garment making, small leather goods, printing, computer or small good repair, media production and recording studios), Service Activities (e.g. software developers, analysts, writers, accountants, secretarial services, personal services such as hair stylists, music teachers, tutors, doctors, therapists, child daycare, contract workers, telecommuters, office bases for off-site services such as building and landscape contractors, sales representatives)</p> <p>Other similar uses which the commission finds to fall within the intent and purpose of this district, that will not be detrimental to the public welfare and which the commission finds to be of a comparable nature and of the same class as the uses enumerated in this section. (Ord. 567 § 1 (part), 1996; Ord. 501 § 2 (part), 1993).</p>
Conditional Uses	
	<p>A. Public Access Businesses—Public Access Businesses typically have frequent one-on-one interaction with individual client groups who meet in home offices. Examples of these types of permitted uses are: Architect / Landscape Architect / Engineer / Land Planner, Interior Decorator or Designer, Video Producer, Fine Arts Studio and Sales/Ceramics and Pottery Studio and Sales/ Clothing Design Studio and Sales, Graphic Design Studio and Sales, Photography Studio/Portraiture and Sales, Planning Consultant, Attorney/Consultant, Income Tax Service/Escrow Service/Insurance Agency, Internet Service Provider/Webmaster, Consulting and Business Service, Music or Dance Instruction (tutor), Real Estate Developer/ Specialty Contractor, Licensed Small-family Child-Care Home, Barber and Beauty Salon and Sales, Personal Fitness Training, Tutor</p> <p>B. Mobile Businesses—Mobile businesses typically involve a significant time away from the office where work is either acquired or performed at the client's residence or place of business. Examples of these types of permitted uses are: Pick-up and Delivery Service, Cleaning Service, Pool Maintenance, Building Contracting, Gardening and Landscape Service, Electronic and Computer Equipment Repair and Fix-it Service, Catering Service, Flower Arranging and Plant Service, Specialty Food Products and Delivery.</p> <p>Other similar uses which the commission finds to fall within the intent and purpose of this district, that will not be detrimental to the public welfare and which the commission finds to be of a comparable nature and of the same class as the uses enumerated in this section. (Ord. 567 § 1 (part), 1996; Ord. 501 § 2 (part), 1993).</p>

category	regulation
Prohibited Uses	
	<p>Banks and financial institutions, Medical/Dental Office, Chiropractic/Acupuncture Service, Massage/Acupressure Service, Veterinarian/Kennel/Animal Care Facility, Tattoo or Body Piercing Service, Fortuneteller, Banquet Facility, Adult Business, Recycling Center, Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles, provided that light maintenance of resident owned vehicles are allowed so long as such maintenance is conducted entirely within the interior of a garage, Trade or Private School, Religious Institution, Any use that regularly or periodically generates vibrations, excessive noise, heat or smell, which affects any other condominium units within the project, as determined by the Planning Commission; or surrounding properties, as determined by the Planning Commission, Other uses that the Planning Commission reasonably determines would detract from the overall image of the project.</p>
SETBACKS	
Front Yard	
Side Yards	Refer to the City of Patterson Zoning Regulations, Chapter 18.40.140, DC Property Development Standards
Rear Yards	
Corner Lot Side Yard	
Distance Between Buildings	
BUILDING MASSING	
Building Height	
Landscaping	Refer to the City of Patterson Zoning Regulations, Chapter 18.40.140, DC Property Development Standards
Parking Requirements	
<ul style="list-style-type: none"> • Single-Family • Multi-Family 	
FENCING AND WALLS	
Heights	
<ul style="list-style-type: none"> • Front Yard • Side Yard • Corner Side Yard • Rear Yard 	Refer to the City of Patterson Zoning Regulations, Chapter 18.40.140, DC Property Development Standards
Signage	
<ul style="list-style-type: none"> • Height • Sign Area Ratio 	

Exhibit 25 | High Density Residential within The Village Circle • Live/ Work Townhomes



Key Map indicates where in the Plan Area this type of architecture might occur. The Master Developer reserves the right to change the product located in the indicated planning areas at any time. © 2007 WILLIAM HEZMAUHALCH ARCHITECTS, INC.

Exhibit for illustrative purposes only. Final plans and specifications will be approved with building permit application and approval.

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Exhibit 25a | High Density Residential within The Village Circle • Live/ Work Townhomes

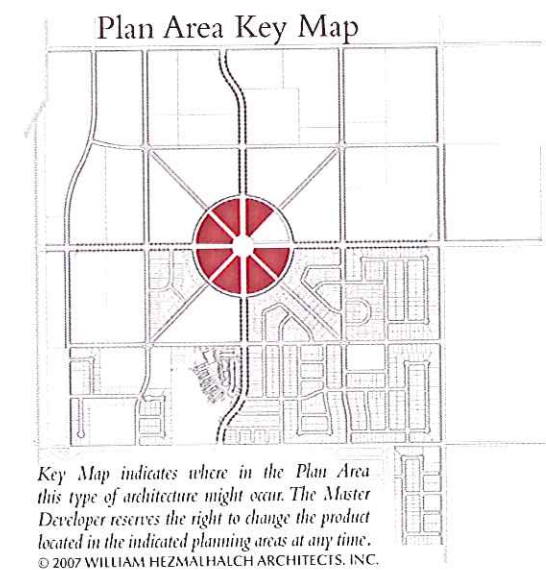
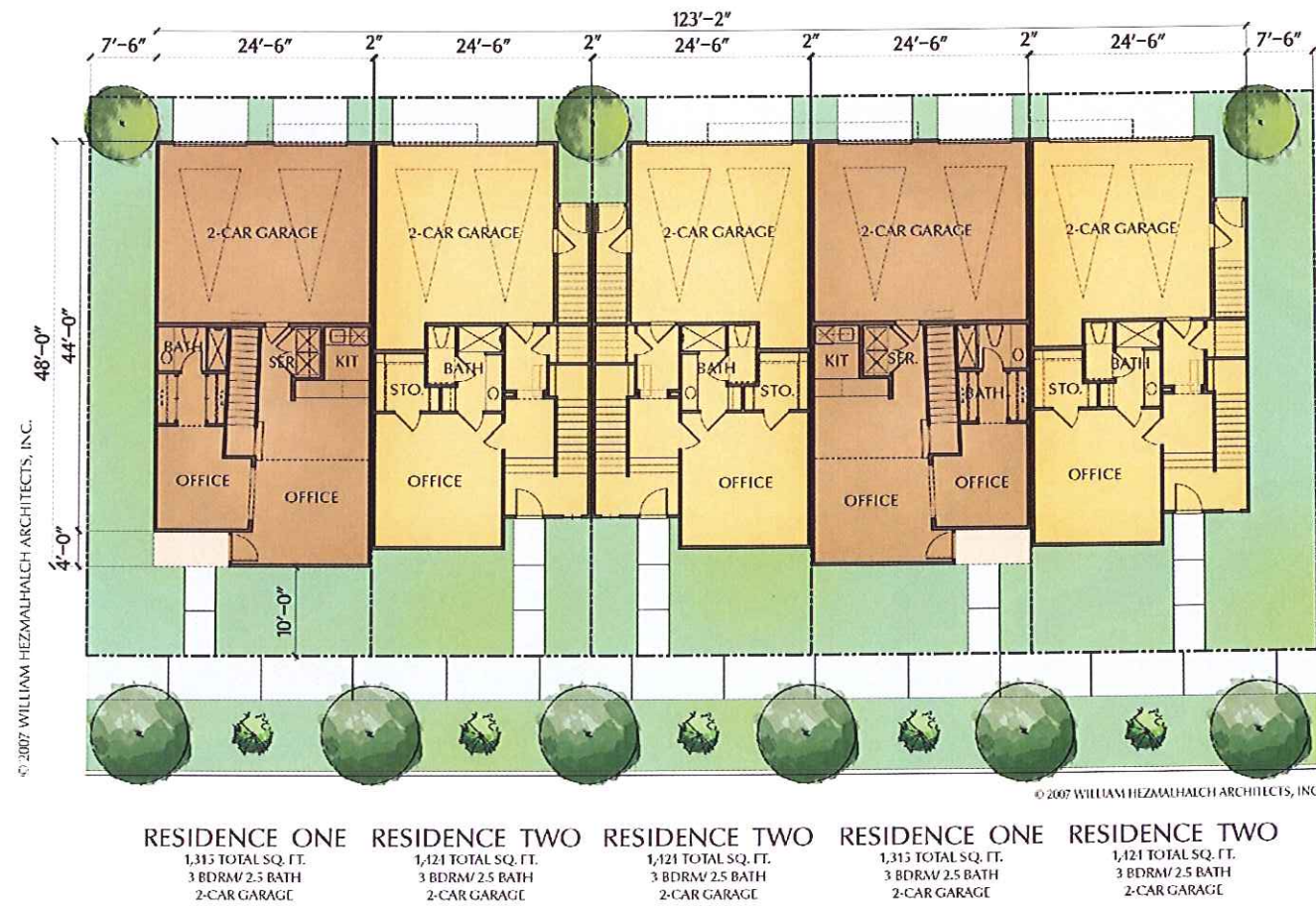


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3.5.3 Village Circle Commercial Use

commercial design guidelines

- The design of commercial buildings shall promote and enhance a pedestrian-oriented atmosphere and should be adaptable to accommodate a variety of changing uses.
- Undulating facades and varying heights on commercial buildings are desirable, providing added visual interest and human scale.
- Clearly defined pedestrian walkways shall be provided leading from adjacent high density land use areas and open space corridor, and shall be an integral component of the overall site design.
- Off-street parking shall be internalized (behind buildings), compartmentalized, and be shielded from residential and open space corridors.
- Creative use of form, height and massing, supportive by distinctive windows, entryways and facade treatments shall be used to create a symbolic landmark of the community character.
- Rooftop, mechanical equipment, vents and ducts are to be screened from view. Screens may consist of suitable materials chosen for conformance with overall building design. Architectural integration of mechanical equipment is encouraged.

TABLE 7 Downtown Core Commercial Development Standards	
category	regulation
LAND USE	
Applicable Zoning District	DC
Floor Area Ratio	0.50 (not applicable for residential use)
Permitted Uses	<p>Antique shops, apparel and accessory shops, art galleries, art supply shops, automated teller machines, bakery shops, barber and beauty shops, bicycle sales and service, bookstores, coffee shops, computer sales and repair shops, candy stores, dance studio, delicatessens, dental office, department stores, dress shops, drug stores, dry cleaning (self-service), employment agencies, fire stations, florist shops, furniture stores, gift shops, hardware stores, health centers, health food stores, hobby supply shops, home occupation (as provided in City of Patterson Zoning Regulations, Chapter 18.92: Home Occupations), ice cream shops, information centers (Chamber of Commerce, tourist, etc.), jewelry stores, laundries (hand and self-service) libraries, live/ work housing, locksmith shops, markets, (food), museums, music stores, newsstand, novelty stores, paint and wallpaper stores, parks and playgrounds, pet shops, pet supply shops, photographic equipment and supply stores, photography studios, print shops, police stations, postal centers, pottery stores, professional and administrative offices, public and quasi-public uses (except for storage, corporation or repair yards), radio and television stores, recording studios, recreational facilities (public or private), restaurants and other eating establishments, residences (townhomes, apartments, live/work, mixed-use, condominiums, court homes) retail stores, shoe repair shops, shoe stores, sporting goods stores (no firearm sales), stationery stores, tailor shops, toy and hobby shops, typewriter sales and repair shops, variety stores, watch repair shops</p> <p>Other similar uses which the commission finds to fall within the intent and purpose of this district, that will not be detrimental to the public welfare and which the commission finds to be of a comparable nature and of the same class as the uses enumerated in this section. (Ord. 567 § 1 (part), 1996; Ord. 501 § 2 (part), 1993).</p>
Conditional Uses	<p>Auditoriums and conference centers, bars and cocktail lounges, billiard/arcade establishments, churches/temples or other places used exclusively for religious worship on a lot size of less than one acre, community social centers; floor covering store, liquor stores, lodge halls, itinerant/mobile vendors, outdoor promotions, sales or displays (excluding outdoor eating establishments and approved farmers markets), outdoor seating areas, parking garages and lots, private clubs, secondhand stores.</p> <p>Other similar uses which the commission finds to fall within the intent and purpose of this district, that will not be detrimental to the public welfare and which the commission finds to be of a comparable nature and of the same class as the uses enumerated in this section. (Ord. 567 § 1 (part), 1996; Ord. 501 § 2 (part), 1993).</p>

category	regulation
Minor Administrative Permit	<p>A. Temporary carnivals/circuses, not to exceed three days within any six-month period, provided the carnival/circus is located on publicly owned or leased property, on any general curriculum public or private school grounds, or on property improved with a permanently established church. The sponsorship of such carnival/circus shall be confined to a public agency or a religious, fraternal or service organization directly engaged in civic or charitable endeavors.</p> <p>B. Temporary storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipe lines and similar uses.</p> <p>C. Temporary uses, such as Christmas tree, pumpkin and fireworks sales, ground openings and special events.</p> <p>D. Signage attached to the main building and appurtenant to any permitted use. (Ord. 501 § 2 (part), 1993).</p>
Prohibited Uses	banks (credit unions and savings & loans), financial services, gun shops, hotels, meat markets, medical offices, medical and orthopedic supply stores, mortuaries, nightclubs, nurseries, poultry markets, sporting good stores (with firearm sales), tattoo parlors, theaters (excluding drive-ins), tobacco shops, veterinary clinics
SETBACKS	
Front Yard	
Side Yards	
Rear Yard	Refer to the City of Patterson Zoning Regulations, Chapter 18.40.140, DC Property Development Standards
Corner Lot Side Yard	
Distance Between Buildings	
BUILDING MASSING	
Building Height	
Landscaping	
Parking Requirements	Refer to the City of Patterson Zoning Regulations, Chapter 18.40.140, DC Property Development Standards
• Retail Commercial	
• Restaurants	
FENCING AND WALLS	
Heights	
• Front Yard	
• Side Yard	
• Corner Side Yard	Refer to the City of Patterson Zoning Regulations, Chapter 18.40.140, DC Property Development Standards
• Rear Yard	
Signage	
• Height	
• Sign Area Ratio	

3.6—LIGHT INDUSTRIAL (LI)

In the western portion of The Villages of Patterson, light industrial land uses are provided in Planning Areas 32 and 62. The location of these light industrial designations suggests a logical phasing pattern as described in **Section 7.2**. The portion of the light industrial land south of Olive Avenue is limited in its potential uses because of its relatively small size (approximately nine acres) and narrow east-west configuration.

This land will likely be lotted similarly to the land southwest of North First Street. That is, as small lots available for light industrial uses. The portion of the light industrial land north of Olive Avenue is larger at approximately 27 acres and thus has more flexibility in its use.

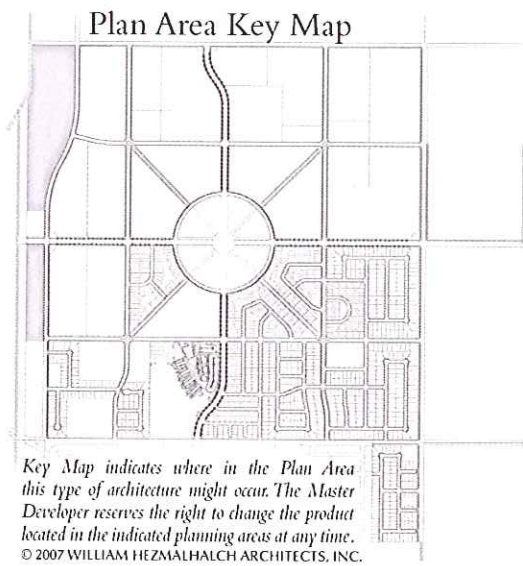
This new light industrial designation within The Villages Plan Area will serve an under served niche in the overall Patterson land market. Historically, some small businesses have not been able to locate to the West Patterson Business Park, as that land has been increasingly taken over by larger companies. In addition, land available in the heavier industrial areas of Patterson may not be aesthetically suitable to all potential users. Thus, The Villages light industrial area will provide an important, much-needed opportunity within Patterson.

The light industrial lands will have the added benefit to The Villages community of serving as a buffer to the existing State Highway 33 and the railroad that runs parallel. Refer to **Exhibit 26, Conceptual Plan for Light Industrial Areas**.


light industrial guidelines

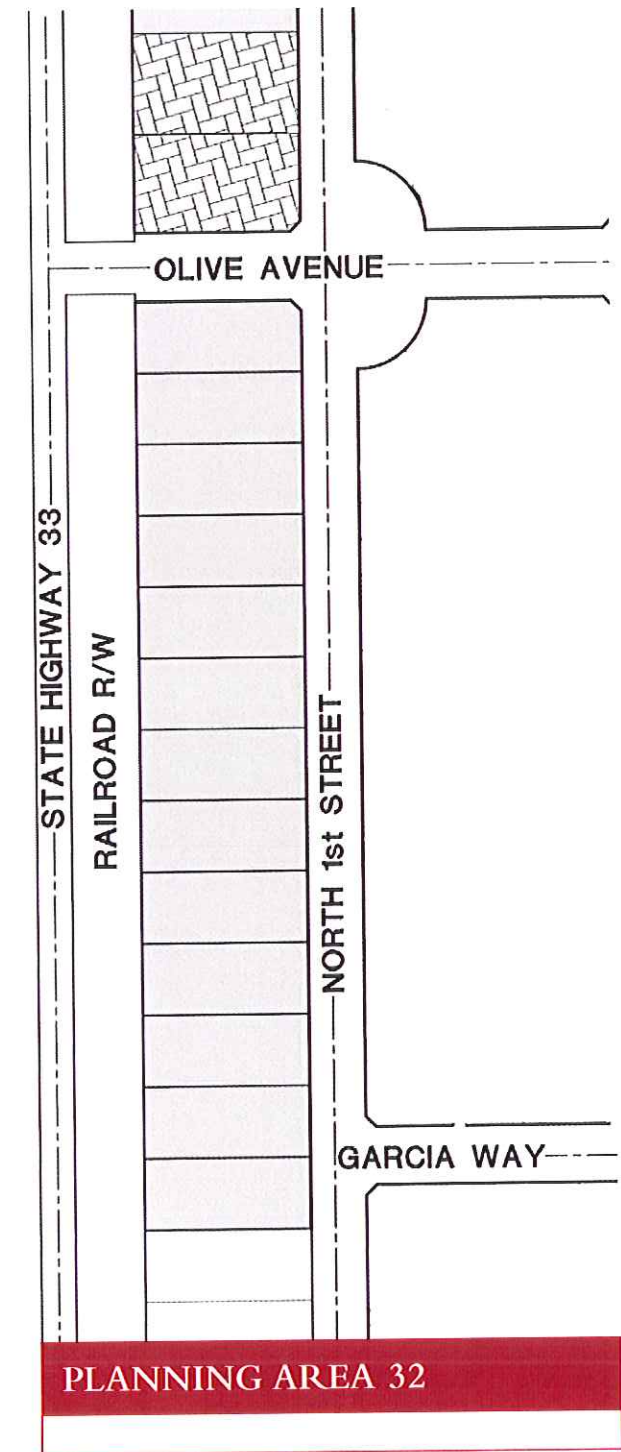
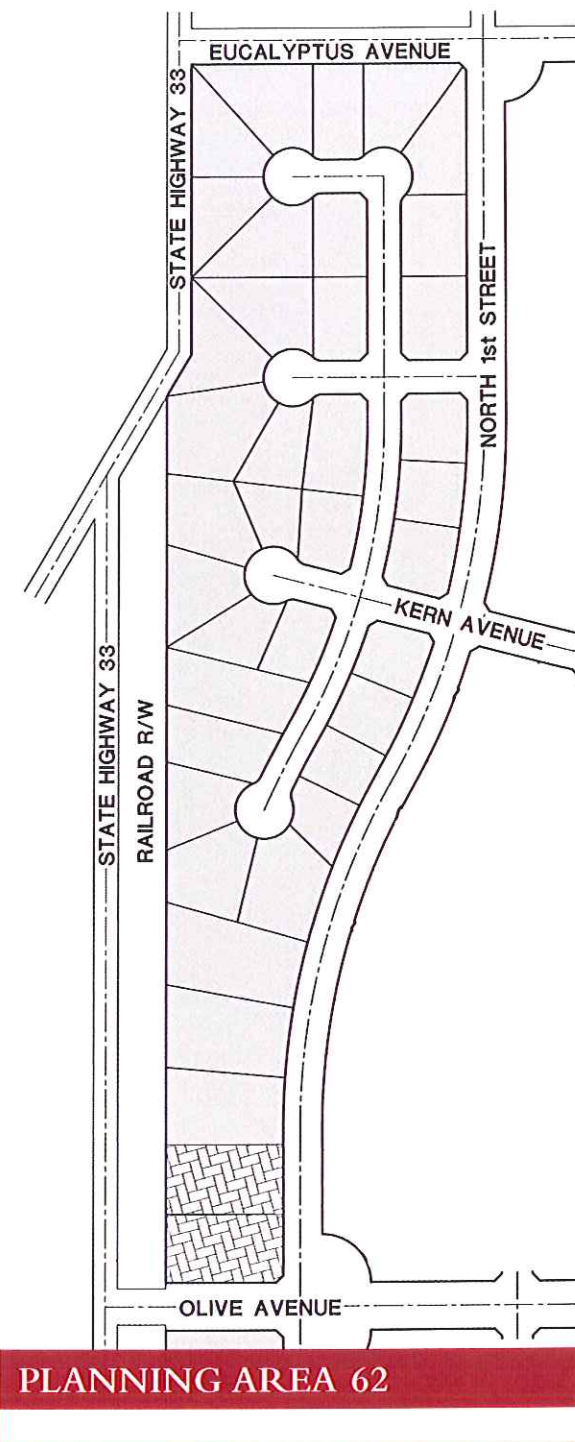
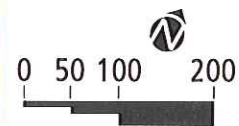
- Industrial/business park centers shall be designed with a consistent architectural theme that employs elements to visually unify the buildings and signage.
- Desirable design elements and qualities that should be incorporated into new industrial development include:
 - variety of surface texture
 - wall articulation and relief (awnings, trellises, etc.)
 - significant landscaping that complements the buildings
 - projection that helps identify the entrance
- All rooftop equipment shall be screened from view by materials compatible with those of the building.
- Colors or logos identified with an individual company should be employed as accent features to a building and should not be incorporated as a main architectural feature.
- Large areas of bright, intense colors shall be avoided. While more subdued colors usually work best for the overall color, brighter accent colors are appropriate for trim, windows, doors and key architectural elements. Bold stripes of color are not an adequate substitute for architectural detailing.
- Exterior materials should convey quality in design and construction.
- Site planning for industrial development should address the following principles:
 - controlled site access
 - service and loading areas located at the rear or side of the building and screened from view
 - safe and convenient vehicular access in which truck access is separated from visitor /employee parking
 - emphasis on the main entrance to the building
 - landscaping within parking lot areas and in areas visible from the public right of way
- Parking lots shall be landscaped both on the interior and around the perimeter.
- All signs shall be consistent with the City of Patterson sign ordinance in addition to the Guidelines in this section.
- Screen walls should be designed to be compatible with the style and materials of the architecture of a particular site.

Exhibit 26 | Conceptual Plans for Light Industrial Areas












Legend

 Planning Area 50 — potential location for east side fire station/satellite police station



**TABLE 09
REGULATORY CHART**

land use	building type	village circle	light industrial	public/quasi-public	high density	medium density	low density
civic	 institutional mixed use/office	X		X			
retail office residential	 mixed use	X live/work					
retail commercial	 retail commercial	X					
multi-family residential (with live/work option)	 townhomes flats apartments	X live/work			X	X	
single-family residential	 sfd motor court	X			X	X	
single-family residential	 sfd green court homes	X			X	X	
single-family residential	 sfd alley-loaded homes					X live/work	X live/work
single-family residential	 sfd conventional homes					X live/work	X live/work
light industrial	 industrial		X	X			
public/quasi-public	 public	X		X			

The chart above provides a quick reference to all land uses, allowed building types and applicable designations within The Villages of Patterson.

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Exhibit 27 | School & Park Concept

3.7 — SCHOOLS (SCH)

An elementary school site consisting of 13.5 acres is proposed within The Villages of Patterson Plan Area adjacent to Hartley Street and Kern Avenue in Planning Area 56. A 3.3 acre park is planned directly adjacent to this K-6 school. Additionally, Walnut Grove School, a 27.3 acre K-8 school, is planned adjacent to Hartley Street and Garcia Way, in Planning Area 9, with a 4.1 acre park sited adjacent to its western edge. A 15.3 acre K-6 school is also planned on the northwest corner of Garcia Way and Hartley Street in Planning Area 27. It is anticipated that the three school sites will serve The Villages of Patterson community, as well as nearby residential neighborhoods. Paseo trails connect the school sites to neighborhoods within the Plan Area and will provide potential pedestrian and bicycle connections to adjoining neighborhoods. Should the Patterson Joint Unified School District elect not to build in Planning Areas 27 and 56, then those sites will become medium density residential. Refer to the exhibit on this page.

School Guidelines

- The principles of crime preventive design should be employed and safety design standards should be followed. Sufficient lighting should be provided on site to ensure safety, but be respectful of surrounding residential properties.
- The design and siting of school facilities should take in account the aesthetic affects of the surrounding residential neighborhoods. An architectural style, building materials, and colors appropriate to the surrounding neighborhoods should be utilized. Landscape design and furnishings (e.g., lighting, signage) should compliment the streetscape and other predetermined community facilities.
- Landscape buffers should be used to separate potentially conflicting uses within the school grounds and surrounding residential and open space areas, if fencing is not available between the school and adjacent use.
- School sites within the Plan Area should be connected to other areas of the community by a pedestrian/bicycle trail system to promote local, non-vehicular travel.



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not to scale

Exhibit 28 | Public Park & Open Space Plan

3.8—PUBLIC PARKS & OPEN SPACE (P)

By design, The Villages of Patterson Development Plan provides for a significant amount of public open space in the form of parkland, paseos, pedestrian/bicycle, trails and several major public uses. The detention basin/park area on the east side of Sycamore Avenue will provide multiple soccer fields and community open space. Total acreage proposed for the paseos amounts to is 6.2 acres gross. Refer to the exhibit on this page.

The Park and Open Space Concept is organized at three (3) levels. First, a community-wide recreation area could occur providing primarily passive recreation in The Village Circle, the central activity area for The Villages of Patterson.

Second, in each of the four (4) villages, a neighborhood park is proposed as a central, formative open space and recreational element. The neighborhood parks average approximately 4.2 acres each. Each neighborhood park, as well as the park within the Village Circle, are public parks which will be dedicated to the City of Patterson to be maintained by a Landscape and Lighting Maintenance District (LLMD).

Third, The Villages of Patterson and the entire City of Patterson will be served by soccer facilities located within the detention basin located at the corner of Olive and Sycamore Avenues. All schools are adjacent to a neighborhood park ranging from 3.3 acres to 4.2 acres. Recreational activities will be both active and passive.

Legend	
PA	planning area
P	parks/paseos
SCH	schools
P	potential public park



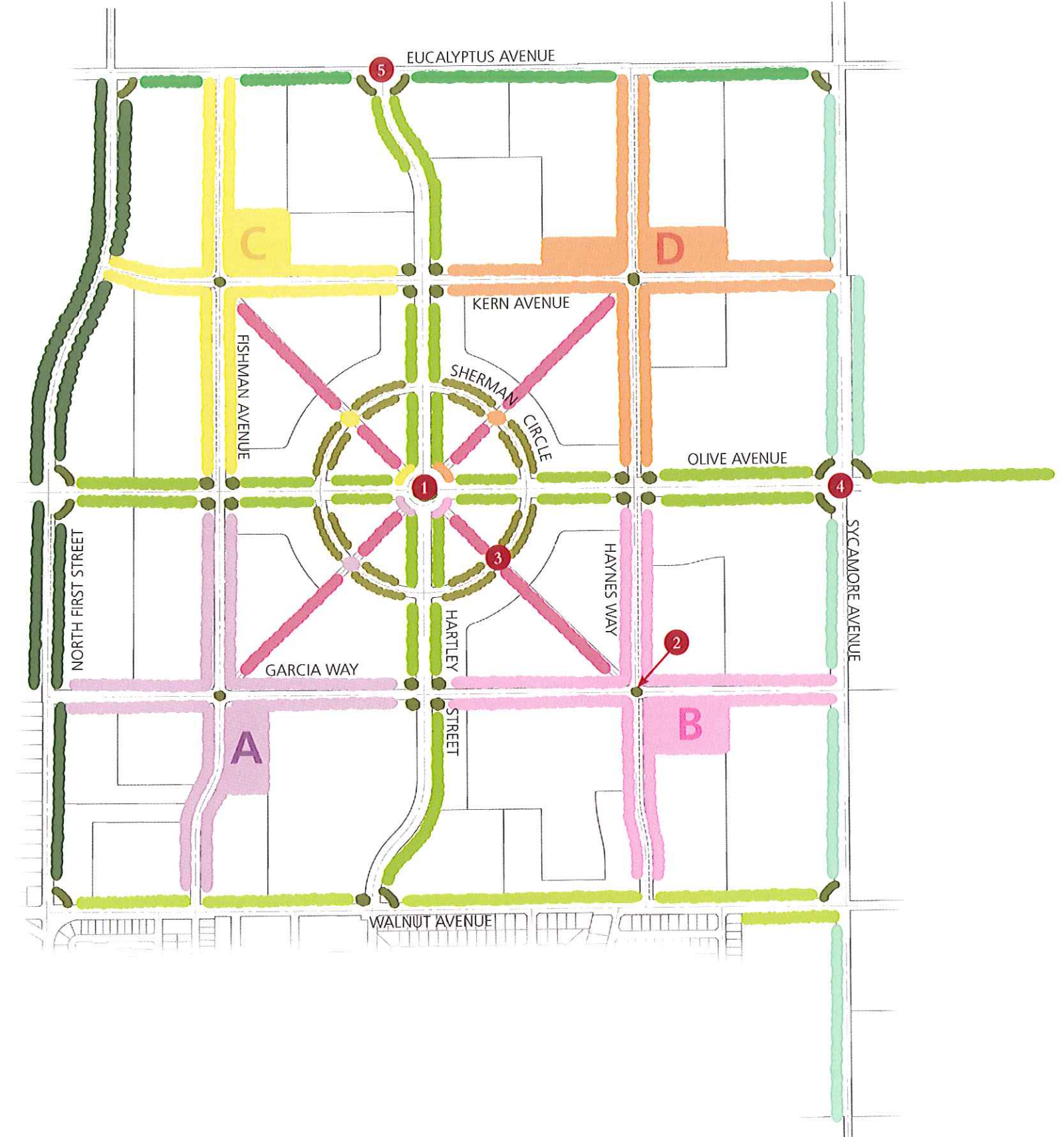
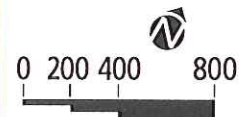
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Exhibit 29 | Conceptual Landscape Plan

3.9—COMMUNITY LANDSCAPE CONCEPT

The Community Landscape Concept for The Villages of Patterson amplifies the various elements of the land plan and enhances the pedestrian network, in terms of aesthetic and visual quality. Each of the four (4) Villages will establish a theme tree, highlighting its neighborhood park and quadrant collector streets. The landscape theme for each of the four (4) Villages will complement the architectural theme established in each Village. The major Plan Area roadways, Olive Avenue, Kern Avenue, Fishman Avenue, Haynes Way, Garcia Way and Hartley Street will include a specific streetscape tree to provide individual identity. The perimeter streets of Eucalyptus Avenue, Sycamore Avenue and North First Street will also incorporate a separate and distinct tree species. Other community features such as roundabouts, gateways and entries will also incorporate special landscape treatments to enhance these streetscape elements. Refer to the exhibit on this page and **Table 10, Conceptual Street Tree Palette**.

Legend	
	project icon tree
	paseo theme tree
	Village A theme tree
	Village B theme tree
	Village C theme tree
	Village D theme tree
	Sycamore Ave streetscape
	Eucalyptus Ave streetscape
	North 1 st Street streetscape
	Hartley Street & Olive Ave streetscape
	Walnut Ave streetscape
	Village Circle (Sherman Circle) theme tree
	primary roundabout with project icon tree in center: Canary Island Date Palm
	secondary roundabout with project icon tree in center
	neighborhood theme tree gateway
	primary entry
	secondary entry



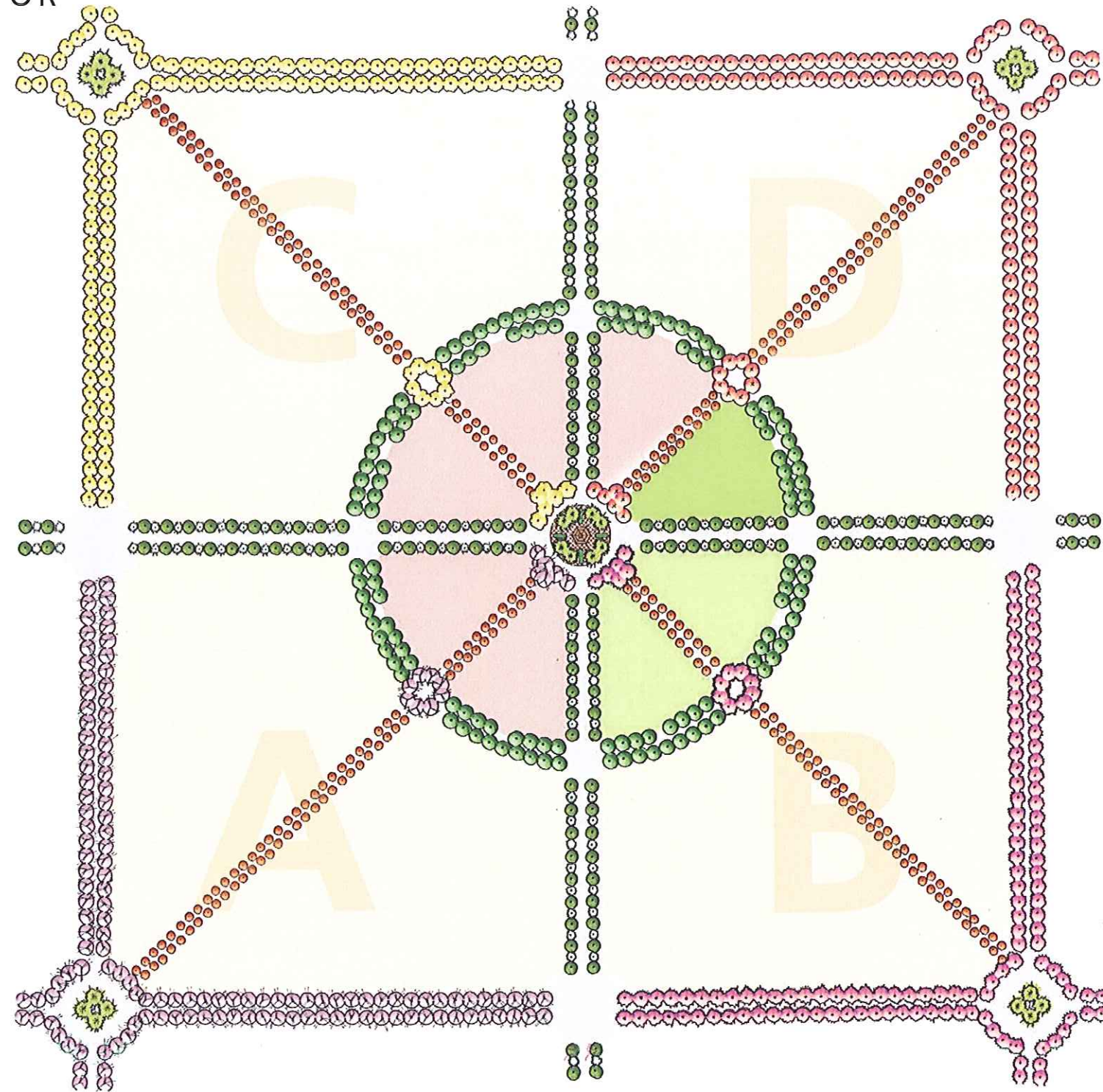
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Exhibit 30 | Conceptual Plan for The Village Square

3.10—LANDSCAPE CONCEPT FOR THE VILLAGE SQUARE

The square form in the center of the land plan contains the Village Circle and medium density housing. This is the Village Square. All internal and interior streetscapes and paseos will feature “front-loaded” detached and attached housing types. The landscape concept for the Village Square is a direct extension of that which is for the Village Circle, in terms of design character. Each quadrant of the project will have its own predominant theme tree. The Village Square is the true “center” of The Villages of Patterson. Refer to the exhibit on this page.



Legend	
	paseo theme tree
	Village A theme tree
	Village B theme tree
	Village C theme tree
	Village D theme tree
	project icon tree
	Hartley Street & Olive Ave streetscape
	Village Circle theme tree

not to scale

Plan Area Key Map

Key Map indicates where in the Plan Area this type of architecture might occur.

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Exhibit 31 | Conceptual Plan for The Village Circle

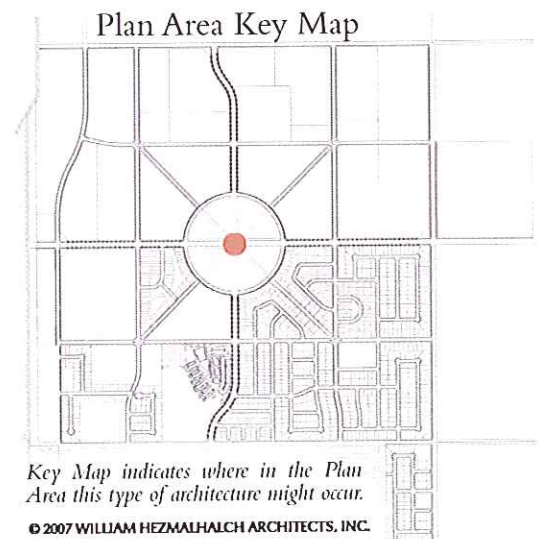
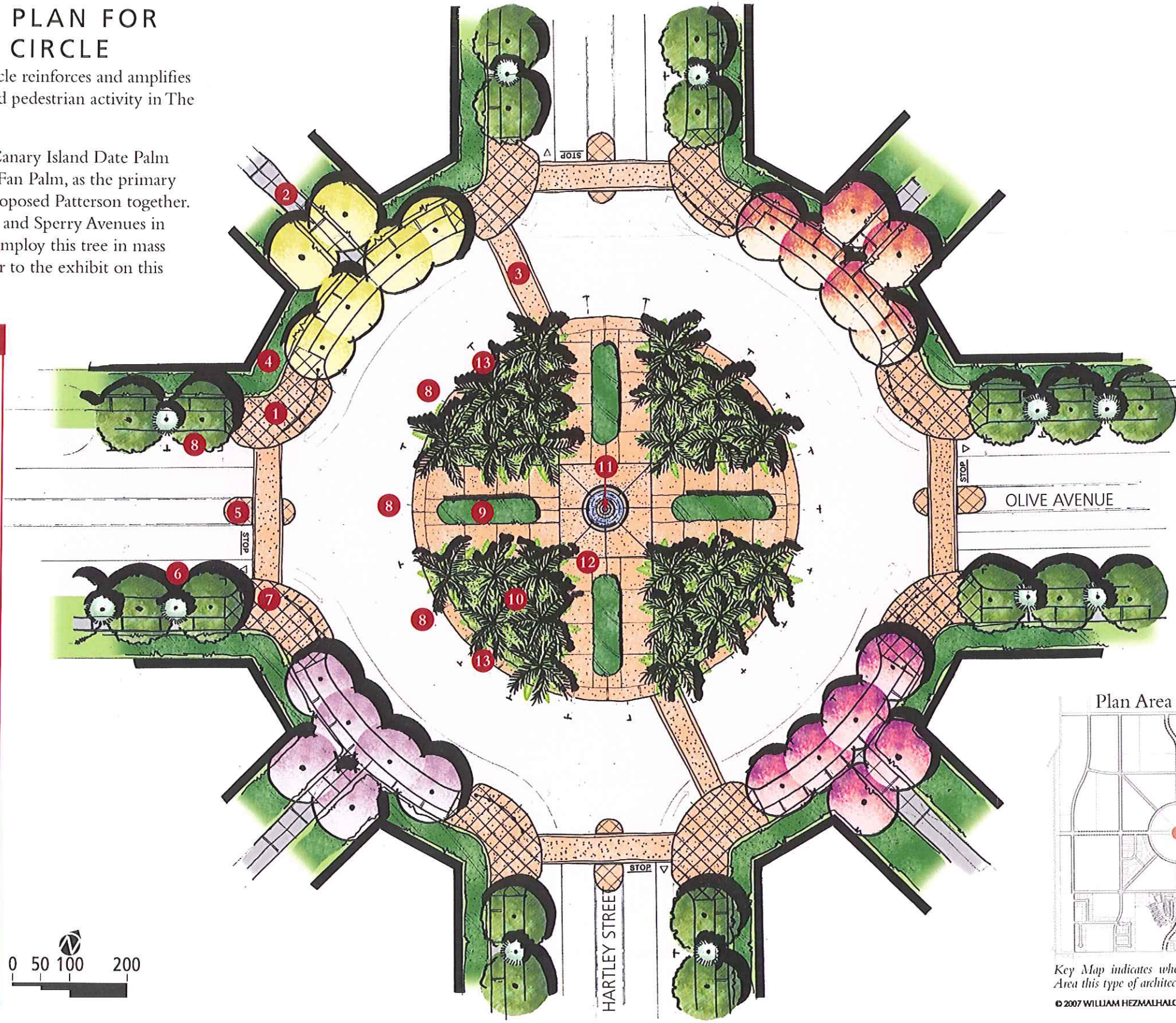
3.11 — CONCEPTUAL PLAN FOR THE VILLAGE CIRCLE

The Conceptual Plan for the Village Circle reinforces and amplifies its importance as the center for social and pedestrian activity in The Villages of Patterson.

The plan calls for incorporation of the Canary Island Date Palm or similar species, such as the California Fan Palm, as the primary theme tree specie linking existing and proposed Patterson together. This palm currently exists on Las Palmas and Sperry Avenues in the City of Patterson. The Villages will employ this tree in mass plantings within the Village Circle. Refer to the exhibit on this page.

Legend

-  project icon tree:
Canary Island Date Palm or similar species such as the California Fan Palm
-  Village icon tree
-  1 enhanced paving at corners with bollards
-  2 pedestrian paseo gateway
-  3 enhanced paving at crosswalk
-  4 architectural setback
-  5 median
-  6 bike lane
-  7 chokers at intersection
-  8 parking
-  9 planter areas
-  10 turf & hedge along walk
-  11 central feature (eg., fountain)
-  12 plazas with enhanced paving and seating
-  13 perimeter walk



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3.12—STREET TREES

A Conceptual Street Tree Palette for The Villages of Patterson has been proposed to provide scale, shading and aesthetic enhancement to the streets, parks and paseos within the Plan Area. These trees have been carefully selected based upon individual character, cultural adaptability, scale, maintenance considerations and compatibility with the overall design idea for the project. Seasonal coloring, skyline identity, spring flowering, shading and buffer quality were key criteria in the selection of The Villages' street trees. Final review of tree species will be determined by the City of Patterson at the final development stages. Refer to the table on this page.

TABLE 10 Conceptual Street Tree Palette		
botanical name	common name	notes
ENTRIES		
Primary		
<i>Albizia julibrissin</i>	Silk Tree	showy red/deep pink powder-puff flowers in spring
<i>Phoenix canariensis</i>	Canary Island Date Palm	project icon tree and existing icon in Patterson, planted along Las Palmas Avenue
<i>Washingtonia filifera</i>	California Fan Palm	alternate with <i>Olea europea</i> 'Swanhill' on Olive Avenue—California native—cold hardy
Secondary		
<i>Phoenix canariensis</i>	Canary Island Date Palm	project icon tree and existing icon in Patterson, planted along Las Palmas Avenue
<i>Washingtonia filifera</i>	California Fan Palm	alternate with <i>Olea europea</i> 'Swanhill' on Olive Avenue—California native—cold hardy
<i>Prunus cerasifera</i> 'Autopurpurea'	Purple Leaf Plum	abundant pink spring blossoms with seasonal bronze colored foliage
PERIMETER/ARTERIAL STREETS		
<i>Eucalyptus rudis</i>	Flooded Gum	Eucalyptus Avenue street tree

botanical name	common name	notes
<i>Juglans californica</i>	California Walnut	Walnut Avenue street tree
<i>Platanus acerifolia</i>	London Plane Tree /Sycamore	historically existed along Sycamore Avenue—provides structure and fall color—interesting bark texture
<i>Pyrus calleryana</i>	Ornamental Pear	existing street tree along North First Street

MAJOR COLLECTOR STREETS

Village A

<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust	village icon tree—showy deep pink flowers with fragrance
-------------------------------------	--------------	--

Village B

<i>Acer rubrum</i>	Scarlet Maple	village icon tree—autumn color—summer shade—winter branching
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Village C

<i>Fraxinus angustifolia</i>	Raywood Ash	village icon tree—autumn color—summer shade—winter branching
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Village D

<i>Pistacia chinensis</i>	Chinese Pistache	village icon tree—provides shade and structure—deciduous with brilliant red autumn color
---------------------------	------------------	--

Olive Avenue

<i>Olea europea</i> 'Swanhill'	Fruitless Olive	Olive Avenue street tree to mix with <i>Washingtonia filifera</i>
--------------------------------	-----------------	---

<i>Washingtonia filifera</i>	California Fan Palm	alternate with <i>Olea europea</i> 'Swanhill' on Olive Avenue—California native—cold hardy
------------------------------	---------------------	--

Hartley Street

<i>Olea europea</i> 'Swanhill'	Fruitless Olive	Olive Avenue street tree to mix with <i>Cupressus sempervirens</i>
--------------------------------	-----------------	--

<i>Cupressus sempervirens</i>	Italian Cypress	alternate with <i>Olea europea</i> 'Swanhill' on Hartley Street and project entries—provides a vertical element—cold hardy
-------------------------------	-----------------	--

botanical name	common name	notes
Secondary Roundabout		

<i>Phoenix canariensis</i>	Canary Island Date Palm	project icon tree and existing icon in Patterson—planted in groups of four in the secondary roundabouts
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<i>Washingtonia filifera</i>	California Fan Palm	alternate with <i>Olea europea</i> 'Swanhill' on Olive Avenue—California native—cold hardy
------------------------------	---------------------	--

Intersections

-----	-----	continue applicable street icon tree
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VILLAGE CIRCLE

Center Circle Park

<i>Phoenix canariensis</i>	Canary Island Date Palm	project icon tree and existing icon in Patterson, planted along Las Palmas Avenue
----------------------------	-------------------------	---

<i>Washingtonia filifera</i>	California Fan Palm	alternate with <i>Olea europea</i> 'Swanhill' on Olive Avenue—California native—cold hardy
------------------------------	---------------------	--

Village A Paseo Gateway

<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust	village icon tree—showy deep pink flowers with fragrance
-------------------------------------	--------------	--

Village B Paseo Gateway

<i>Acer rubrum</i>	Scarlet Maple	village icon tree—autumn color—summer shade—winter branching
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Village C Paseo Gateway

<i>Fraxinus angustifolia</i>	Raywood Ash	village icon tree—autumn color—summer shade—winter branching
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Village D Paseo Gateway

<i>Pistacia chinensis</i>	Chinese Pistache	village icon tree—provides shade and structure—deciduous with brilliant red autumn color
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OUTER CIRCLE

Sherman Circle

<i>Lagerstroemia indica</i> 'Seminole' or 'Pecos'	Crape Myrtle (pink)	uniquely smooth bark with late summer bloom and autumn color potential—deciduous
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botanical name	common name	notes
Village A Paseo Intersection		
<i>Robinia ambigua 'Idahoensis'</i>	Idaho Locust	village icon tree—showy deep pink flowers with fragrance
Village B Paseo Intersection		
<i>Acer rubrum</i>	Scarlet Maple	village icon tree—autumn color—summer shade—winter branching
Village C Paseo Intersection		
<i>Fraxinus angustifolia</i>	Raywood Ash	village icon tree—autumn color—summer shade—winter branching
Village D Paseo Intersection		
<i>Pistacia chinensis</i>	Chinese Pistache	village icon tree—provides shade and structure—deciduous with brilliant red autumn color
PARK TREES		
<i>Alnus rhombifolia</i>	White Alder	California native—provides shade and winter branching
<i>Cedrus deodara</i>	Deodar	evergreen conifer, tall and pyramidal with nodding tip at skyline
<i>Ginkgo biloba</i>	Maidenhair Tree	brilliant gold autumn color and branch structure—male grafts only
<i>Gleditsia triacanthos 'Skyline'</i>	Honey Locust	umbrella shaped tree with fine foliage texture and brilliant gold autumn color
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	autumn color—colorful fruit—showy flowers and branch structure
<i>Magnolia grandiflora</i>	Southern Magnolia	tall with deep glossy evergreen leaves with summer time bloom and fragrance
<i>Pinus canariensis</i>	Canary Island Pine	evergreen, tall and columnar
<i>Pinus pinea</i>	Italian Stone Pine	conifer with broad evergreen canopy resembles a rose shape when pruned up

botanical name	common name	notes
<i>Pinus torreyana</i>	Torrey Pine	blue grey color and open branching and transparency
<i>Platanus racemosa</i>	California Sycamore	California native provides natural trunk structure with interesting bark texture
<i>Quercus coccinea</i>	Scarlet Oak	brilliant autumn color
<i>Quercus douglasii</i>	Blue Oak	California native—stature
<i>Quercus ilex</i>	Holly Oak	broad evergreen canopy provides shade and structure
<i>Quercus lobatai</i>	Valley Oak	California native—stature
<i>Quercus ruber</i>	Red Oak	brilliant autumn color
RESIDENTIAL STREET TREES		
<i>Cercis canadensis</i>	Eastern Redbud	showy seasonal bloom, foliage texture and fall color
<i>Cornus 'Eddie's White Wonder'</i>	Dogwood	showy seasonal bloom, foliage texture and fall color
<i>Ginkgo biloba</i>	Maidenhair Tree	brilliant gold autumn color and branch structure—male grafts only
<i>Gleditsia triacanthos "Skyline"</i>	Honey Locust	umbrella shaped tree with fine foliage texture and brilliant gold autumn color
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	autumn color—colorful fruit—showy flowers and branch structure
<i>Lagerstroemia indica 'Seminole' or 'Pecos'</i>	Crape Myrtle (pink)	late summer bloom and autumn color potential—deciduous
<i>Liquidambar styraciflua</i>	American Sweet Gum	provides shade and structure—deciduous with brilliant autumn colors of gold, red and purple

botanical name	common name	notes
<i>Liriodendron tulipifera</i>	Tulip Tree	provides shade and structure—deciduous with brilliant gold autumn color
<i>Magnolia grandiflora</i>	Southern Magnolia	tall with deep glossy evergreen leaves with summer time bloom and fragrance
<i>Prunus cerasifera 'Autopurpurea'</i>	Purple Leaf Plum	abundant pink spring blossoms with seasonal bronze colored foliage
<i>Prunus sp.</i>	Flowering Cherry	flower color and variety to be determined
<i>Prunus sp.</i>	Flowering Peach	flower color and variety to be determined
<i>Robinia pseudoacacia</i>	Black Locust	showy white flowers
<i>Sophora japonica</i>	Japanese Pagoda Tree	showy golden flowers in spring
PASEO TREES		
<i>Prunus cerasifera 'Autopurpurea'</i>	Purple Leaf Plum	abundant pink spring blossoms with seasonal bronze colored foliage
<i>Pyrus alleryana 'Bradford'</i>	Ornamental Pear	winter branching, showy seasonal bloom, summer shade and fall color

Exhibit 32 | Primary Community Entry

3.13—PRIMARY COMMUNITY ENTRY

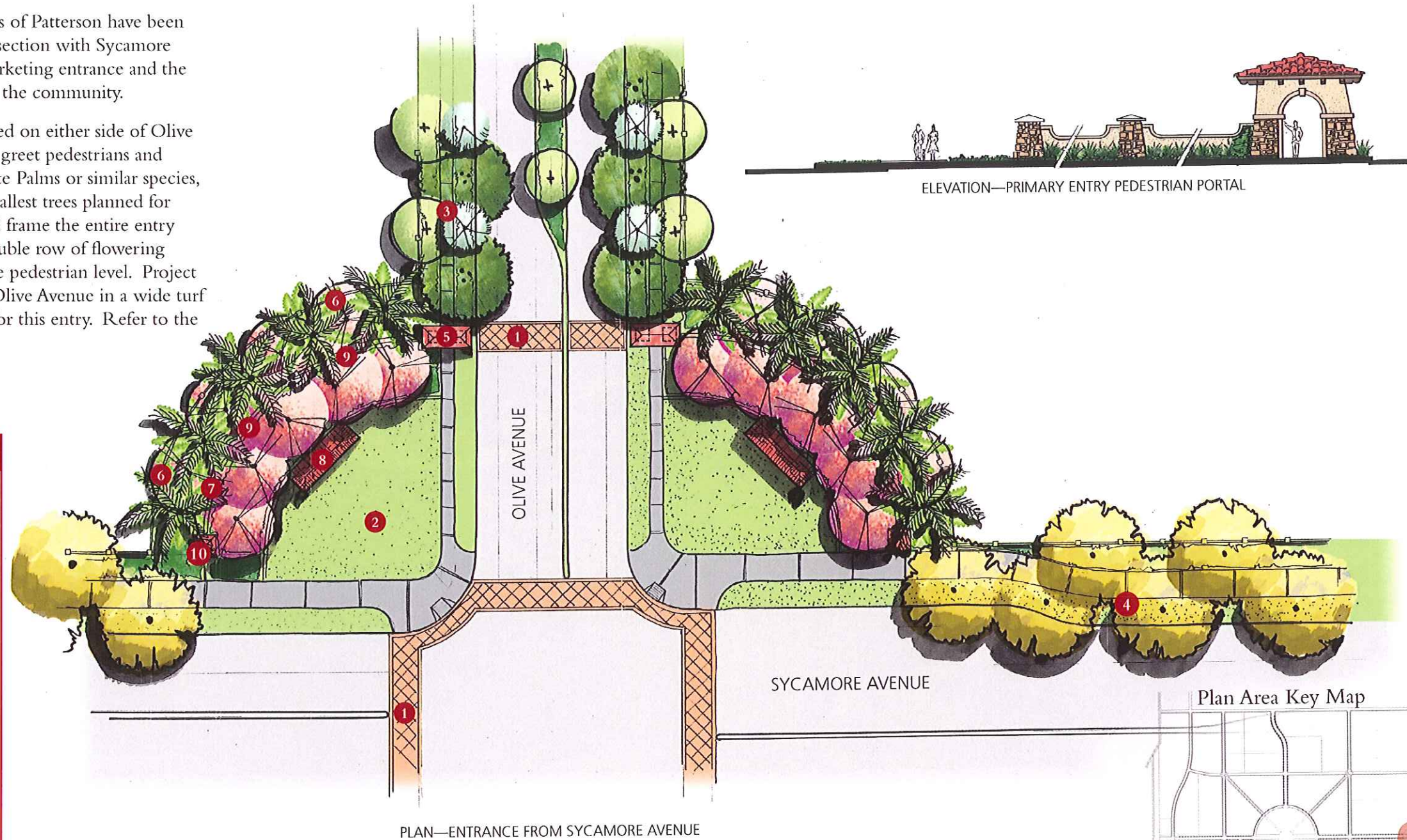
A single primary entry to The Villages of Patterson have been identified at Olive Avenue at its intersection with Sycamore Avenue. This will be the primary marketing entrance and the announcement as the “front door” to the community.

Pedestrian portal structures are planned on either side of Olive Avenue, west of Sycamore Avenue to greet pedestrians and automobile traffic. Canary Island Date Palms or similar species, such as the California Fan Palm, the tallest trees planned for the entry, will form the backdrop and frame the entire entry feature. An intermediate wall and double row of flowering trees will define the entry space at the pedestrian level. Project signage is included on both sides of Olive Avenue in a wide turf area which acts as the ground plane for this entry. Refer to the exhibit on this page.

Legend

- project icon tree:
Canary Island Date Palm or similar species, such as the California Fan Palm
- 1 enhanced paving
- 2 turf
- 3 Olive Avenue streetscape
- 4 Sycamore Avenue streetscape
- 5 pedestrian portico with intermediate wall
- 6 perimeter wall
- 7 double row of flowering trees with groundcover & shrubs
- 8 project signage
- 9 intermediate wall
- 10 secondary entry monument

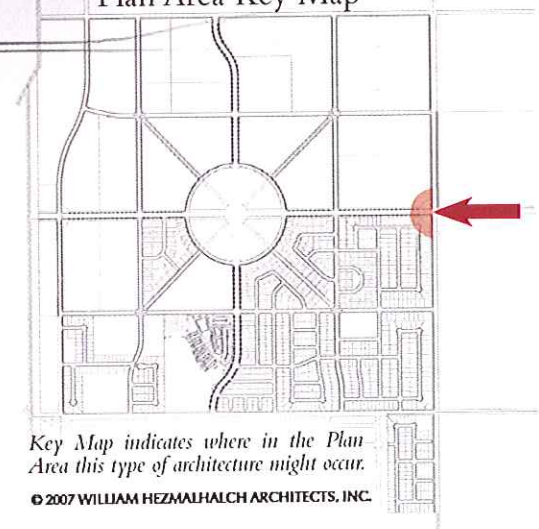
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ELEVATION—PRIMARY ENTRY PEDESTRIAN PORTAL

PLAN—ENTRANCE FROM SYCAMORE AVENUE

Plan Area Key Map



Key Map indicates where in the Plan Area this type of architecture might occur.
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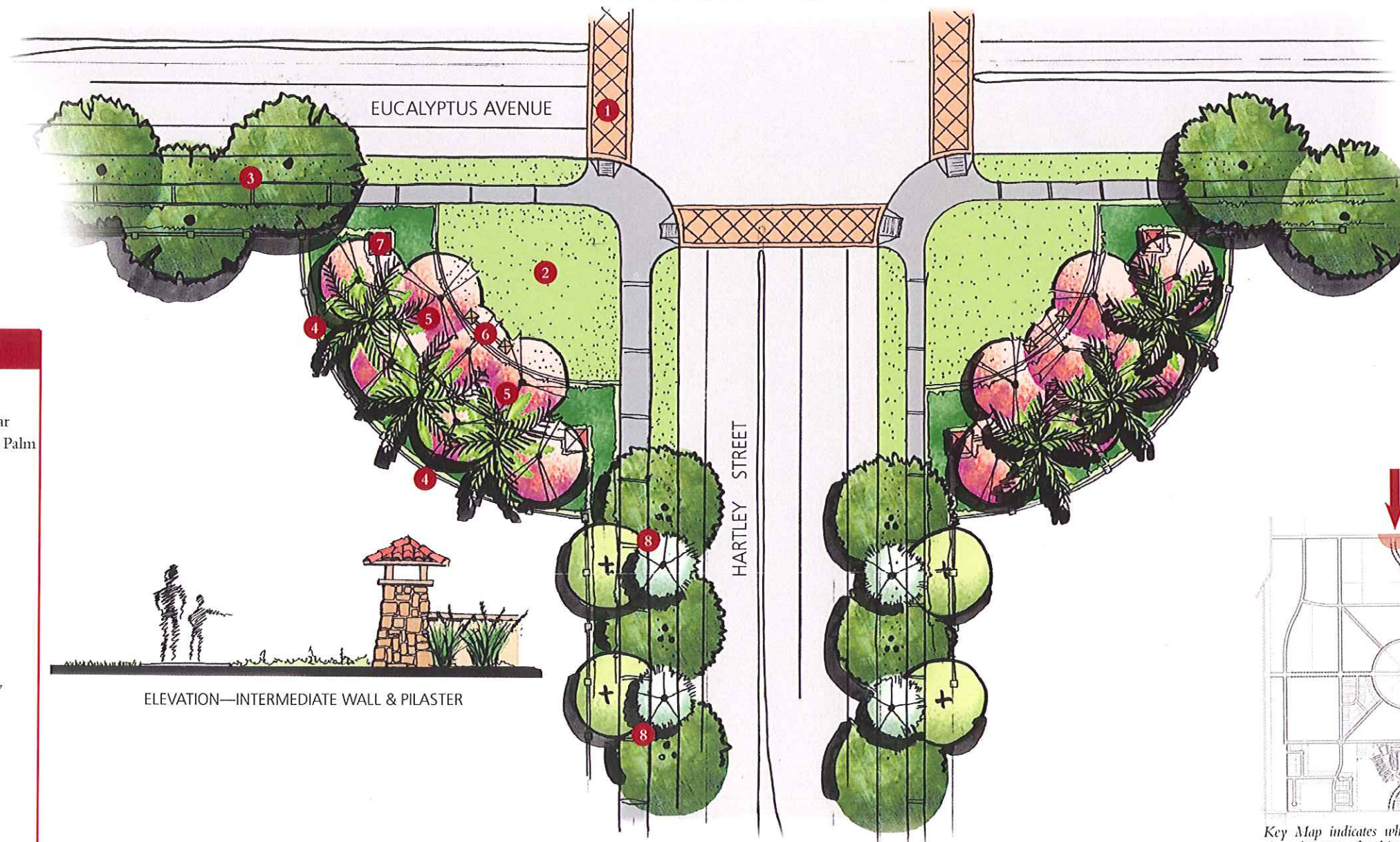
Exhibit 34 | Secondary Community Entry

3.14—SECONDARY COMMUNITY ENTRY

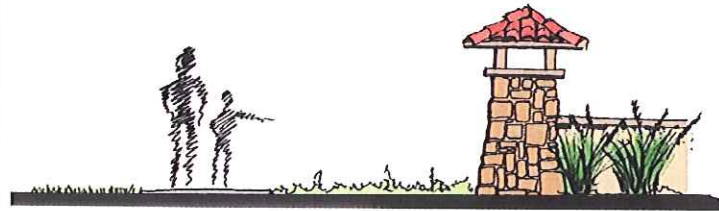
A second community entry is planned on Hartley Street at its intersection with Eucalyptus Avenue. The character of the secondary community entry is similar to the primary entry but at a slightly smaller scale. An intermediate wall with decorative pilasters is planned on either side of Hartley Street. Canary Island Date Palms or similar species, such as the California Fan Palm,

will form the backdrop. As with the primary entry, a double row of flowering trees will frame the entry space. A project perimeter wall is included behind the trees and palm plantings as part of the continuous perimeter wall buffering adjacent residential neighborhoods. Turf forms the ground plane for the secondary entry. Refer to the exhibit on this page. This entry point marks the beginning of the Hartley Street streetscape, further defined in **Exhibit 29, Conceptual Landscape Plan** and **Section 5.3, Landscaped Corridors and Parkways**.










PLAN—ENTRANCE FROM EUCALYPTUS AVENUE



ELEVATION—INTERMEDIATE WALL & PILASTER

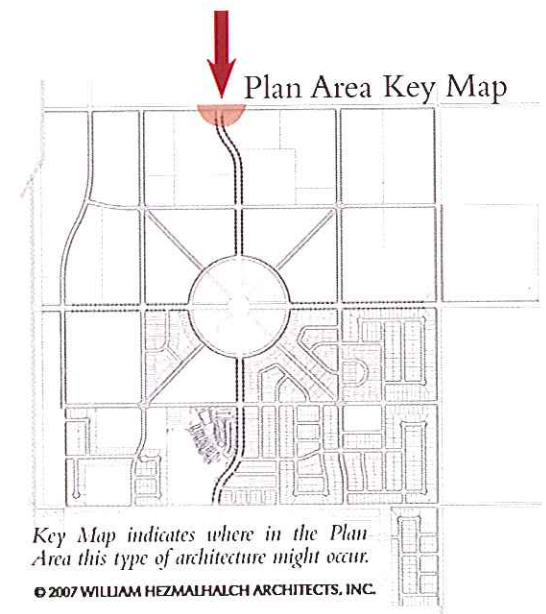


Legend

-  project icon tree: Canary Island Date Palm or similar species such as the California Fan Palm
-  enhanced paving at crosswalks
-  turf
-  Eucalyptus Avenue streetscape
-  project perimeter wall
-  double row of flowering trees with shrubs & groundcover below
-  project signage/entry monument
-  intermediate wall with decorative pilasters
-  Hartley Street streetscape

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not to scale



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3.15—PUBLIC/QUASI-PUBLIC (PQP)

Public/quasi-public uses, such as a community center, a place of worship, a fire station or a passive recreation facility are included in Planning Areas 50 and 57. Refer to **Exhibit 35, Public Lands** and **Table 11, Public/Quasi-Public Development Standards**. Parks and schools have also been identified in the exhibit as related “public” uses.

public quasi-public guidelines

- The design of public/quasi-public buildings shall promote and enhance a pedestrian-oriented atmosphere and should be adaptable to accommodate a variety of changing public uses.
- Clearly defined pedestrian walkways shall be provided leading from adjacent park/school land use areas and trail corridors.
- Off-street parking shall be internalized (behind buildings) and shielded from residential uses.
- Signage may consist of monument type signage which complements the overall development and is consistent with the pedestrian scale intent of the Development Plan.
- Encourage high quality architecture that reflects style and image common to the surrounding residential neighborhood and the Development Plan.

3.16—FIRE/POLICE

The Development Plan includes a future fire station/potential satellite police station to provide service for the east side of town. It would be located in Planning Area 50 with final approval from the City of Patterson. A specific site location will be determined by the City. Currently, the sole fire station within the City of Patterson is located in the existing downtown core, west of State Highway 33. Also providing service for the west side will be a second fire station that the City is planning to build in the West Patterson Business Park. Neither addresses the need for fire service on the east side of town. The Villages of Patterson Development Plan provides a potential solution.

TABLE 11 Public/Quasi-Public Development Standards	
category	regulation
LAND USE	
Applicable Zoning District	PQP
Floor Area Ratio	
Permitted Uses	
Conditional Uses	Refer to City of Patterson Zoning Regulations, Chapter 18.60 PQP, Public/Quasi-Public District
Minor Administrative Permit	
SETBACKS	
Front Yard	
Side Yards	Refer to City of Patterson Zoning Regulations, Chapter 18.60 PQP, Public/Quasi-Public District
Rear Yard	
Corner Lot Side Yard	
Distance Between Buildings	
BUILDING MASSING	
Building Height	Refer to City of Patterson Zoning Regulations, Chapter 18.60 PQP, Public/Quasi-Public District
Landscaping	
Parking Requirements	
category	regulation
FENCING AND WALLS	
Heights	
• Front Yard	
• Side Yard	
• Corner Side Yard	Refer to City of Patterson Zoning Regulations, Chapter 18.60 PQP, Public/Quasi-Public District
• Rear Yard	
Signage	
• Height	
• Sign Area Ratio	

Exhibit 35 | Public Lands



Legend

- PA** planning area
- P** parks/paseos
- SCH** school
- PQP** public/quasi-public
- P** potential public park

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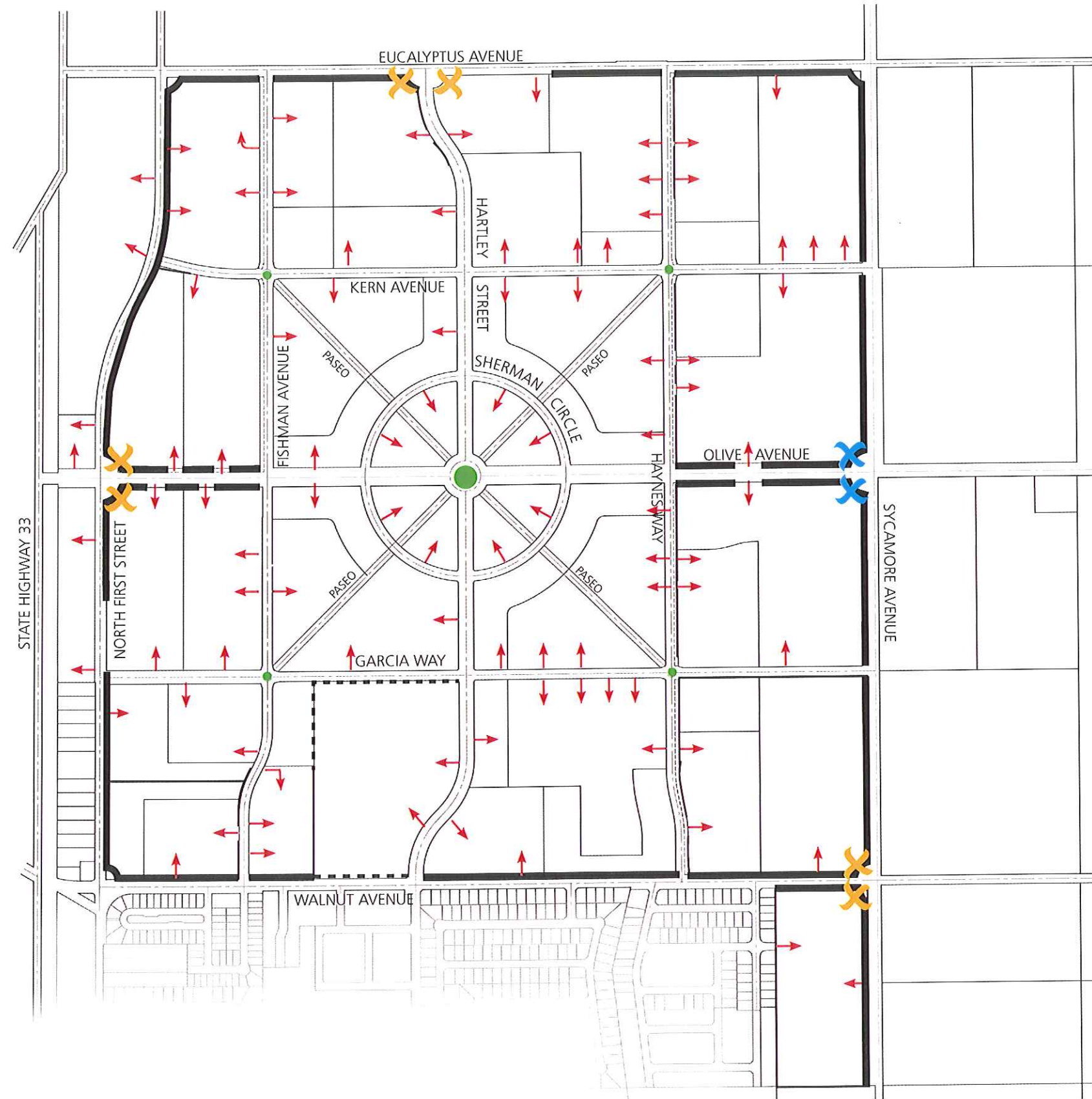
Exhibit 36 | Conceptual Wall & Fence Plan

3.17—WALLS AND FENCES

A variety of wall and fence designs are proposed for the Plan Area. Fencing and walls within the planned community will be minimized, as much as possible. Block walls with vines to create a “green” wall appearance are planned as the backdrop for the primary and secondary entries and along perimeter roadways where residential product types will not front on collector or arterial roadways.

A Woodcrete® fence treatment is planned between builder parcels or neighborhoods and at side yard conditions, facing streets.

Lastly, six (6) foot, vinyl-coated, chainlink fencing is proposed between schools and adjacent joint use parks, as a security measure while providing visibility between these two (2) uses. Refer to the exhibit on this page and Exhibit 37, Wall & Fence Elevations.



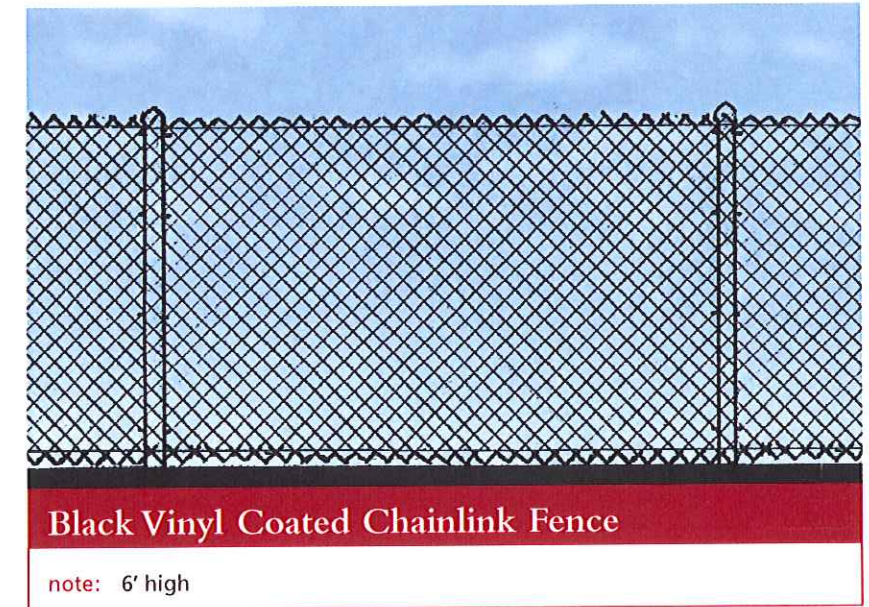
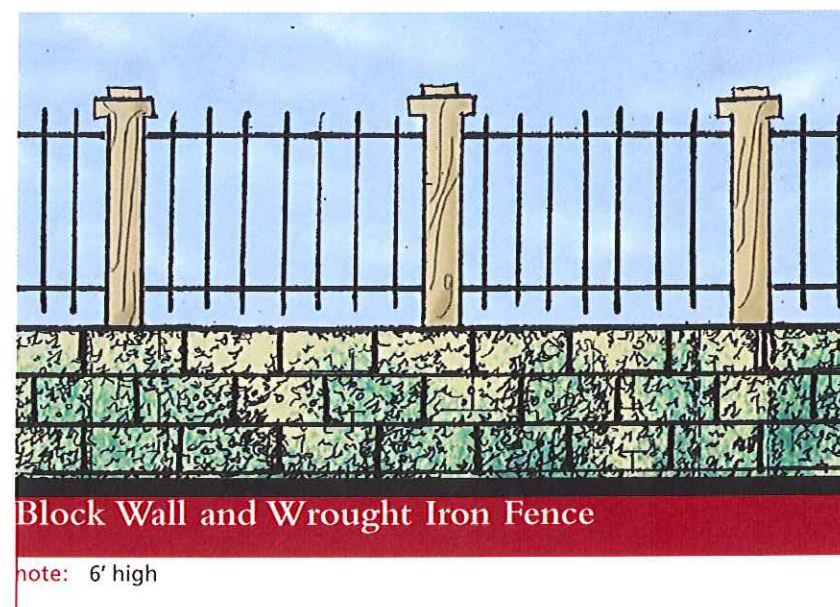
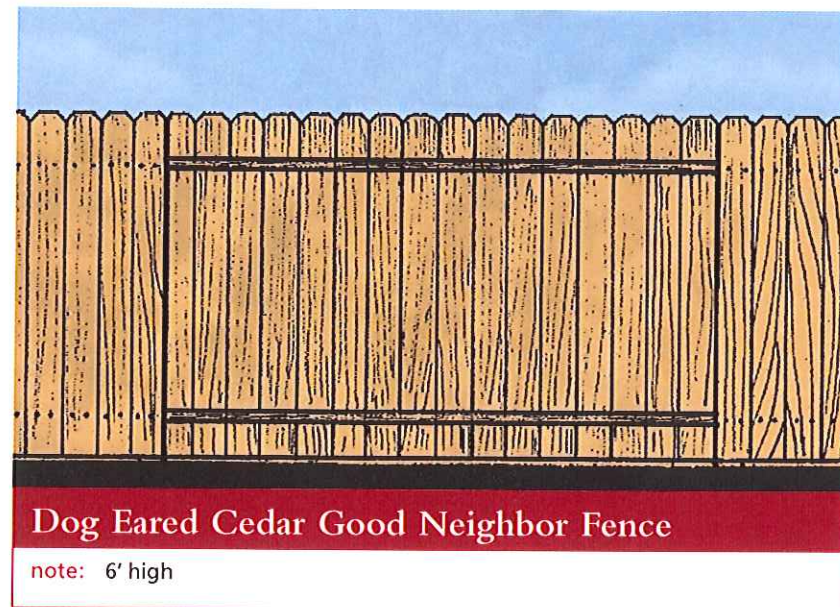
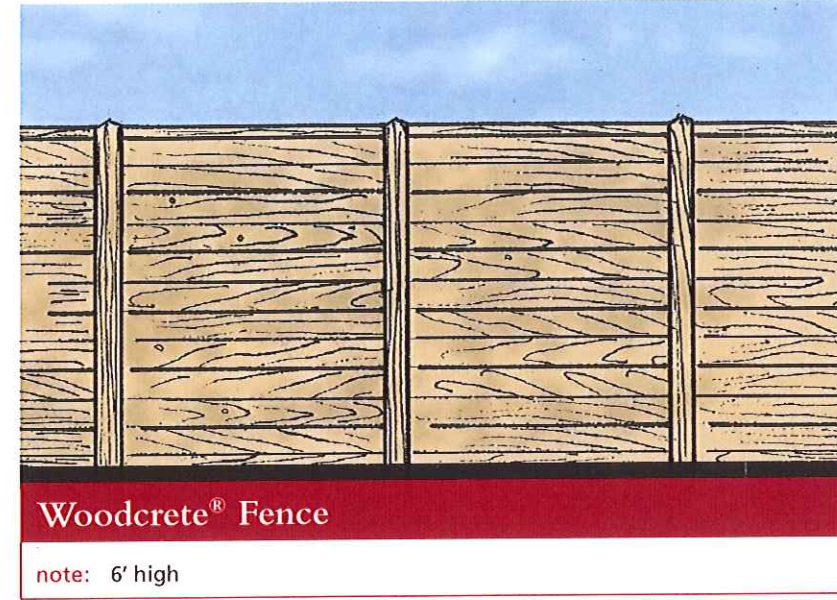
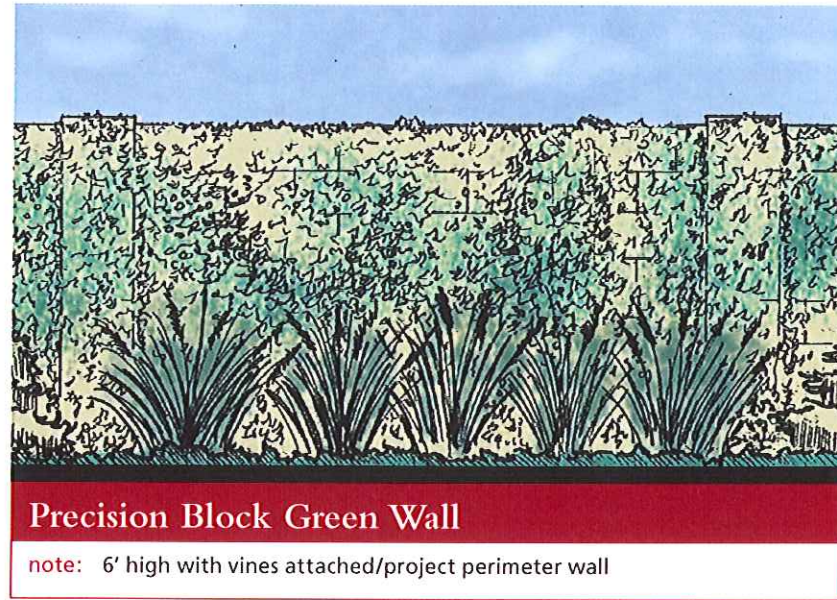
Legend

- 6' precision block wall with vines attached as project perimeter wall
- 6' black vinyl-coated chainlink fence
- proposed neighborhood entries
- primary project entry
- secondary project entry
- central roundabout
- secondary roundabout
- paseo



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Exhibit 37 | Wall & Fence Elevations

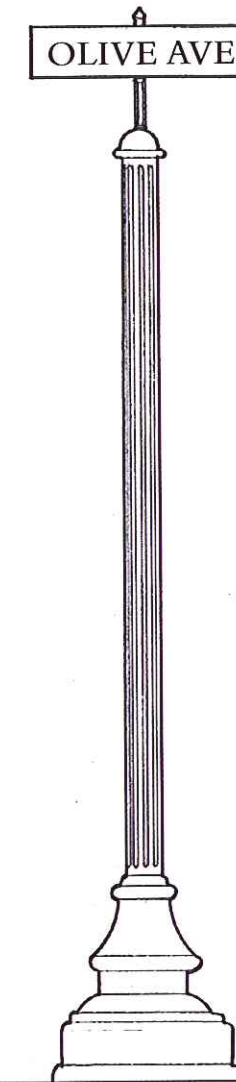
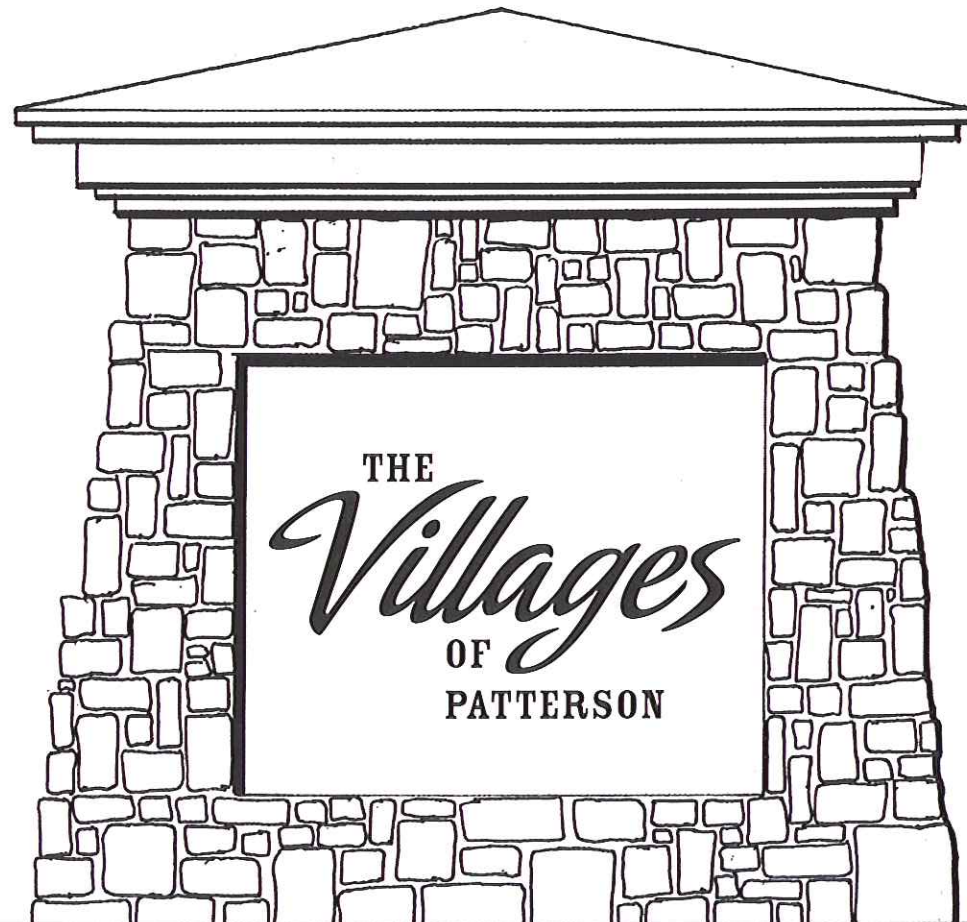
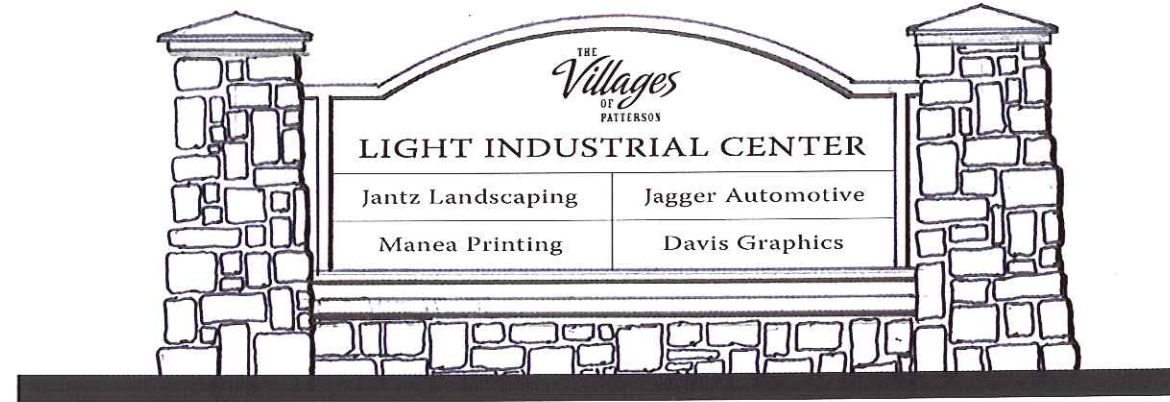


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Exhibit 38 | Signage

3.18—SIGNAGE

Permanent signage for The Villages of Patterson may include monumentation signage for the primary entry at Olive and Sycamore Avenues. Refer to the exhibit on this page.

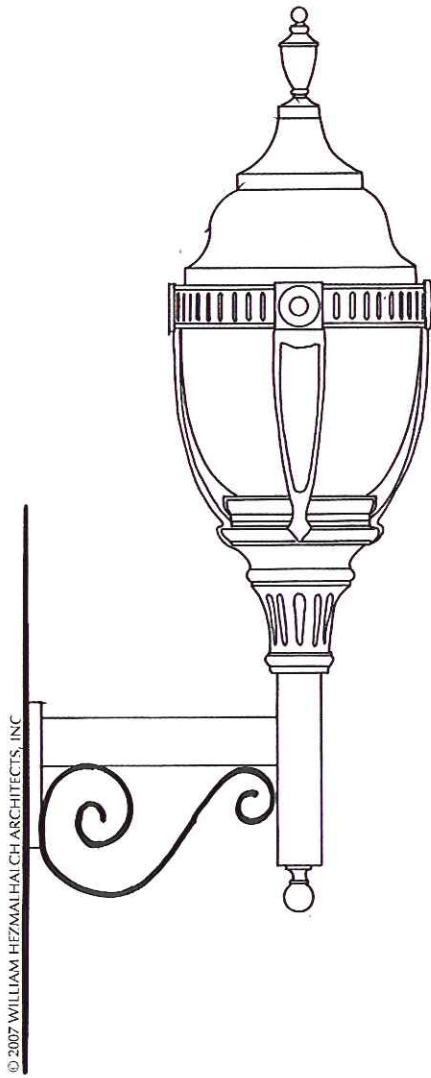


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Exhibit 39 | Lighting

3.19 — LIGHTING

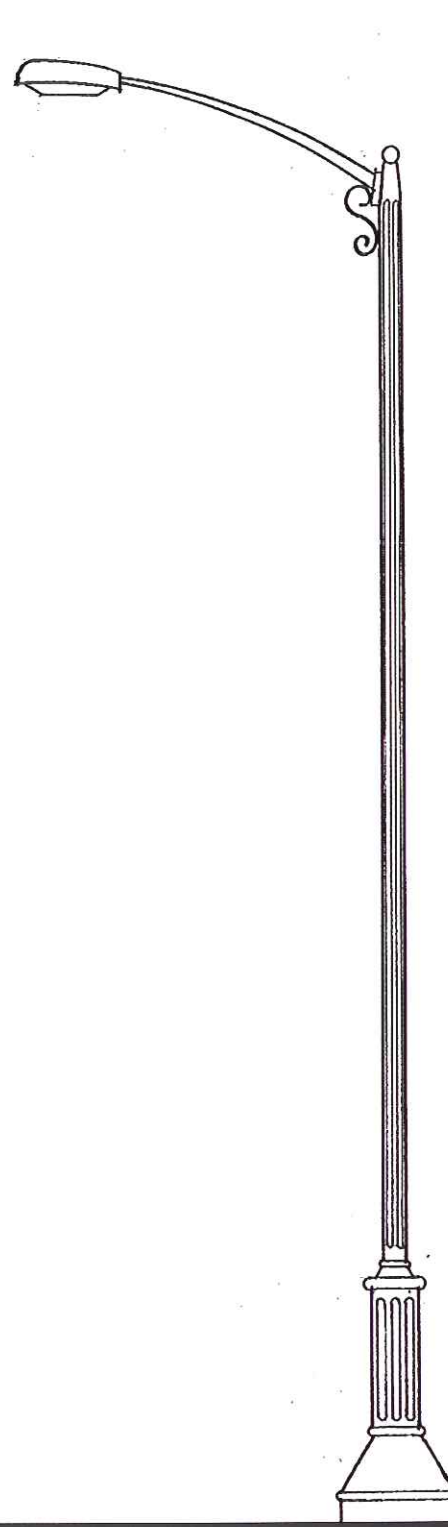
Permanent lighting included in the Plan Area would be restricted to street lighting. These fixtures could be thematic in design or Cobra lighting, which is the City of Patterson's standard fixture. Refer to the exhibit on this page.



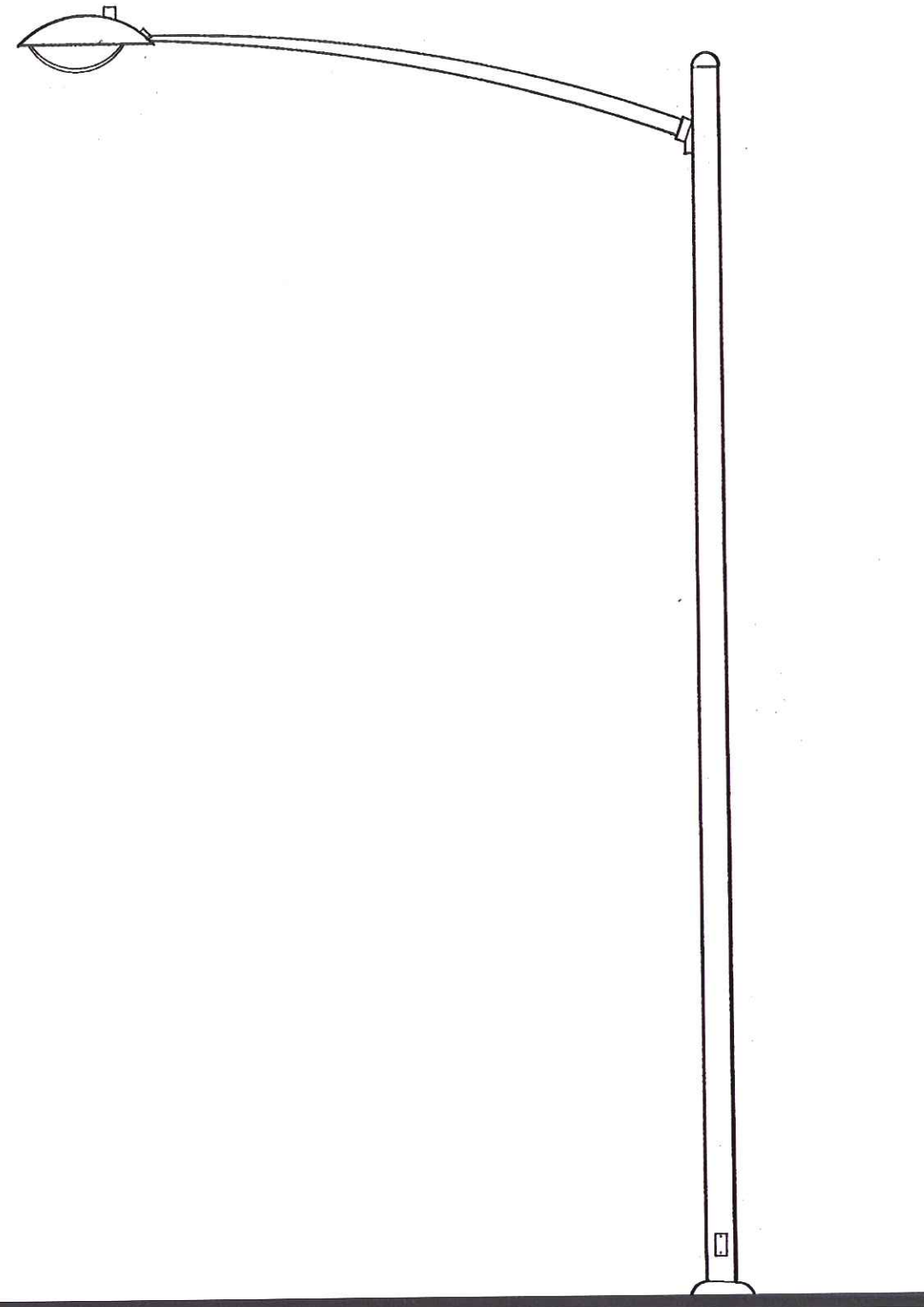
THEMATIC WALL-MOUNTED LIGHT FIXTURE



THEMATIC PEDESTRIAN SCALE LIGHTING AS PER PATTERSON STANDARD



THEMATIC STREET LIGHTING



COBRA LIGHTING AS PER PATTERSON STANDARD

Chapter 4

Circulation

Circulation

4.1—REGIONAL CIRCULATION

The purpose of the Circulation Plan for The Villages of Patterson is to establish the general layout and design standards for roadways in the Plan Area and implement the City of Patterson's General Plan Circulation Element. The Circulation Plan proposes an integrated roadway and trail system including walking and bicycling pathways, which extend the City's existing circulation routes throughout the Plan Area. Refer to **Exhibit 40, Master Circulation Plan**.

The main objective of the Circulation Plan is to provide direct and convenient access to all residential, commercial/office area, and recreational land uses through a safe and efficient network including collectors and residential streets. Refer to **Exhibit 41, Street Section Reference Diagram** referencing the various street sections.

The Plan Area partially adjoins State Highway 33 on its western edge and lies approximately four (4) miles east of the Interstate 5 freeway corridor, both of which provide access to the Plan Area. In addition, Sycamore Avenue on the Plan Area's eastern edge and East Las Palmas Avenue south of the Plan Area provide additional regional circulation to the project.

4.2—HIGHWAYS & MAJOR ARTERIALS

State Highway 33

State Highway 33 is located on the western edge of the project area. This is an existing two-lane state highway that extends in a north-south direction. This state highway connects Patterson to the City of Newman to the south and the community of Westley to the north. The state highway is the main route into the downtown area of Patterson.

Interstate 5

Interstate 5 is located just outside Patterson's western border. The City's connection to the Interstate is from Sperry Avenue, which

has bridges over the California Aqueduct and the Delta Mendota Canal. Interstate 5 is located roughly four (4) miles from the Plan Area. Interstate 5 is a major connector to the Bay Area, Stockton and Sacramento areas to the north. To the south, Interstate 5 is a major connector to Los Banos and Southern California.

Las Palmas Avenue

Las Palmas Avenue is located approximately one half mile to the south of the Plan Area boundaries. North First Street and Sycamore Avenue are both Plan Area perimeter streets that connect to Las Palmas Avenue. Las Palmas Avenue is the major connector between Patterson and the Highway 99 corridor. Las Palmas Avenue turns into West Main Street and leads directly to State Highway 99 and into the heart of Turlock to the east.

4.3—PERIMETER STREETS

Sycamore Avenue

Sycamore Avenue borders the east side of the Plan Area. This street is an existing two-lane, north-south roadway and is classified as a "Collector Roadway" in the City's General Plan. Sycamore Avenue is planned for an ultimate 128-foot right-of-way with four-lanes and a turnlane median. Both sides of the roadway will consist of a 30-foot landscaped area which includes a 10-foot sidewalk/off-street bikeway. There will be a 10-foot landscape area between the sidewalk and the right-of-way

The Master Circulation Plan proposes an 89-foot street cross-section in the eastern right-of-way, as part of the Plan Area. Refer to **Figure N-N in Exhibit 42b, Street Sections**. The full 128-foot right-of-way will be built along property fronting detention basin. Refer to **Figure H-H in Exhibit 42a, Street Sections**.

Eucalyptus Avenue

Eucalyptus Avenue borders the north side of the Plan Area. This street is an existing two-lane, east-west roadway and is not classified under the City's General Plan. Eucalyptus Avenue is planned for a 64-foot right-of-way with two (2) travel lanes and one (1) bike lane and a turn lane median. The south side of the roadway will consist of a 19-foot landscaped parkway which includes two planter areas separated by a 5-foot wide sidewalk. The north side is shown as a 12-foot travel lane with five (5) feet of existing ground.

The Master Circulation Plan proposes a 64-foot street cross-section in the existing northern right-of-way, as part of the Plan Area. Refer to **Figure K-K in Exhibit 42d Street Sections**.

Walnut Avenue

Walnut Avenue borders the south side of the Plan Area. This street is an existing two-lane, east-west roadway and is classified as a "Collector Roadway" in the City's General Plan. Walnut Avenue is planned as an ultimate 93-foot right-of-way with two (2) travel lanes and two (2) parking lanes. The north side of the roadway will consist of an 8-foot landscaped parkway and a 10-foot sidewalk/bikeway. There will be another 10-foot buffer between the sidewalk and right-of-way. Refer to **Figure J-J in Exhibit 42b, Street Sections**. In addition, the Master Circulation Plan proposes a 90-foot right-of-way adjacent to the school site. Refer to **Figure I-I in Exhibit 42b, Street Sections**.

North First Street

North First Street borders the west side of the Plan Area. This street is an existing two-lane, north-south roadway and is classified as a "Collector Roadway" in the City's General Plan. North First Street is planned for a 76-foot right-of-way with two (2) travel lanes and two (2) parking lanes. Refer to **Figure C-C in Exhibit 42c, Street Sections**.

Olive Avenue

Olive Avenue extends through the center of the Plan Area. This street is an existing two-lane, east-west roadway and is not classified in the City's General Plan. Olive Avenue is planned as a 123-foot right-of-way with a 24-foot wide landscaped median with two (2) travel lanes and two (2) bike lanes. Both sides of the street shall have an 8.5-foot wide landscaped parkway with a 5-foot separated sidewalk and an additional 14-foot landscape parkway behind the sidewalks. Along the right-of-way will be 2-foot high decorative retaining wall that separates the elevated lot grades from street grades. The landscaped median is utilized to give a dramatic, grand entrance into The Villages of Patterson and direction towards the central "heart" of the Plan Area. Refer to **Figure A-A in Exhibit 42a, Street Sections**.

Hartley Street

The street section utilized for Hartley Street will consist of two (2) different sections. There will be a section fronting the two (2) school sites and a second section for the rest of the roadway from planned Garcia Way to existing Eucalyptus Avenue.

At lengths fronting the school sites, a 87.5-95.5-foot right-of-way with two (2) travel lanes, two (2) bike lanes, and two (2) parking lanes will be utilized. A 10-foot sidewalk on the school side of the roadway has been provided to allow movement of students for pick-up and drop-off. A tree well is planned at 30 to 40 feet on center which will allow for landscaping and shading. The opposite side of the roadway will provide a 5-foot separated sidewalk with an 8.5-foot landscaping parkway. When a wall is required, an additional 5.5-foot of landscaping should be used between the sidewalk and wall which will provide an overall right-of-way of 93-101 feet. Refer to **Figure G-G in Exhibit 42b, Street Sections**.

A 91-99-foot right-of-way with two (2) travel lanes, two (2) parking lanes, two (2) bike lanes and a turn median will be utilized for the remaining segment of Hartley Street from planned Garcia Way to existing Eucalyptus Avenue. This section will be both “parking- and bike-friendly” which is consistent with the other section of Hartley Street, fronting the school site near Walnut Avenue. Both sides of the street shall have an 8.5-foot landscaped parkway with a 5-foot separated sidewalk. Emphasis will be on the utilization of the planned central part of the project as a gathering place for the community. Refer to **Figure B-B in Exhibit 42a, Street Sections**.

4.4—LOCAL ROADS

Interior Street

Interior streets make up the majority of the street network within the Plan Area. The street section for the interior streets will utilize a 56-foot right-of-way. These sections include two (2) travel lanes which will allow for curb side parking. There will be a 7-foot landscaping parkway and a 5-foot separated sidewalk. If a wall is required then an additional 5-foot of landscaping shall be utilized as a buffer. This will provide an overall right-of-way of 66 feet if a wall is required, on both sides. Refer to **Figure L-L in Exhibit 42d, Street Sections**.

Collectors

Collectors will be utilized to handle traffic between the interior and perimeter streets. There are three (3) different street sections proposed for the collector streets. The street section for collectors, where no wall is required, will utilize a 64-foot right-of-way. This section includes two (2) travel lanes and two (2) parking lanes. This section allows for more spacing between the parking and travel lanes compared to the interior street section. There will be a 7-foot landscaping parkway and a 5-foot separated sidewalk. Refer to **Figure E-E in Exhibit 42d, Street Sections**.

If a wall is required, then an additional six (6) feet of landscaping should be used as a buffer, providing an overall right-of-way of 76 feet, if a wall is required on both sides. Refer to **Figure D-D in Exhibit 42c, Street Sections**.

In areas where an irrigation easement is required, an easement of 25 feet from curb to right-of-way will be provided. This will include a landscaped parkway of 8.5 feet on both sides of an 8-foot sidewalk. This will provide an overall right-of-way of 83 feet. Refer to the collector with irrigation easement street section, **Figure F-F in Exhibit 42c, Street Sections**.

4.5—ALLEYWAYS

Alleyways will provide automobile access from the rear of residential lots to a portion of the residential properties in the project where front access is restricted or limited. The Development Plan proposes potential alleyways, such as areas where homes could front major roads. The Development Plan proposes to use an alley cross section similar to the City Standard. A 22-foot wide pavement area will be used and either a valley gutter in the center or curb along one (1) side will be utilized to direct drainage. This shall be determined during the design phase of the individual projects. Setbacks to garage buildings from the right-of-way will be a minimum of five (5) feet (exact dimensions will be determined during the design process). Commercial drives will be used when connecting to adjacent streets. Refer to **Exhibit 43, Alleyways**.

4.6—PEDESTRIAN & BICYCLE TRAILS

A primary goal of this Development Plan is the design of an integrated pedestrian and bicycle system serving all land uses in the planned community and linking The Villages of Patterson with the existing city. This has been accomplished as reflected in **Exhibit 47, Master Parks, Recreation & Trails Plan**.

4.7—PUBLIC TRANSIT

The circulation system within the Plan Area will be designed to accommodate public transit services. Transportation routes and bus stops will be incorporated in the areas of high public activity such as those around school sites and The Village Circle. Residents should not be further than one quarter mile from the nearest bus stop.

4.8—TRAFFIC CALMING

The Development Plan Circulation Plan strives to create safe, convenient, and attractive choices of mobility – for pedestrians, bicyclists, and motor vehicles, both within the project and beyond. In order to achieve these goals, while balancing the needs of residents, visitors, and others, from children and the elderly who may not drive to the daily commuter, a few fundamental design rules, based on mobility research of successful towns and cities across the country, have been applied.

Reducing vehicle speed is the single biggest factor in designing safe streets. Slowing drivers accomplishes several goals: 1) Visibility of other vehicles, pedestrians, and surrounding conditions are improved as speed decreases; 2) injuries from vehicle accidents, and collisions with bicycles, and pedestrian accidents, are reduced in proportion to vehicle speeds. Refer to **Exhibit 46: Traffic Calming Devices**.

The most effective means of slowing traffic, particularly in neighborhoods, based on evidence from several transportation studies, is not from signals, stop signs, speed bumps, posted speed limit signs, or legal enforcement, but simply from designing and building narrower streets.

Drivers, with few exceptions, will maintain a maximum speed equal to what they perceive as safe enough for their vehicle and the surrounding street. The wider the street, the faster the perceived safe speed. The Development Plan Circulation Plan proposes visually narrowing streets whenever feasible to maintain safe vehicle speeds through reduced lane widths, vertically enclosing streets by planting continuous rows of street trees, by adding street parking whenever possible, and by reducing the curb return radius of intersections to prevent speeding around corners, a condition especially dangerous for crossing pedestrians. On-street parking buffers pedestrians from moving vehicles, and the reduced curb return radii minimize a pedestrian's crossing distance between adjoining curbs.

The Development Plan Circulation Plan implements the following design specific traffic calming principles and concepts:

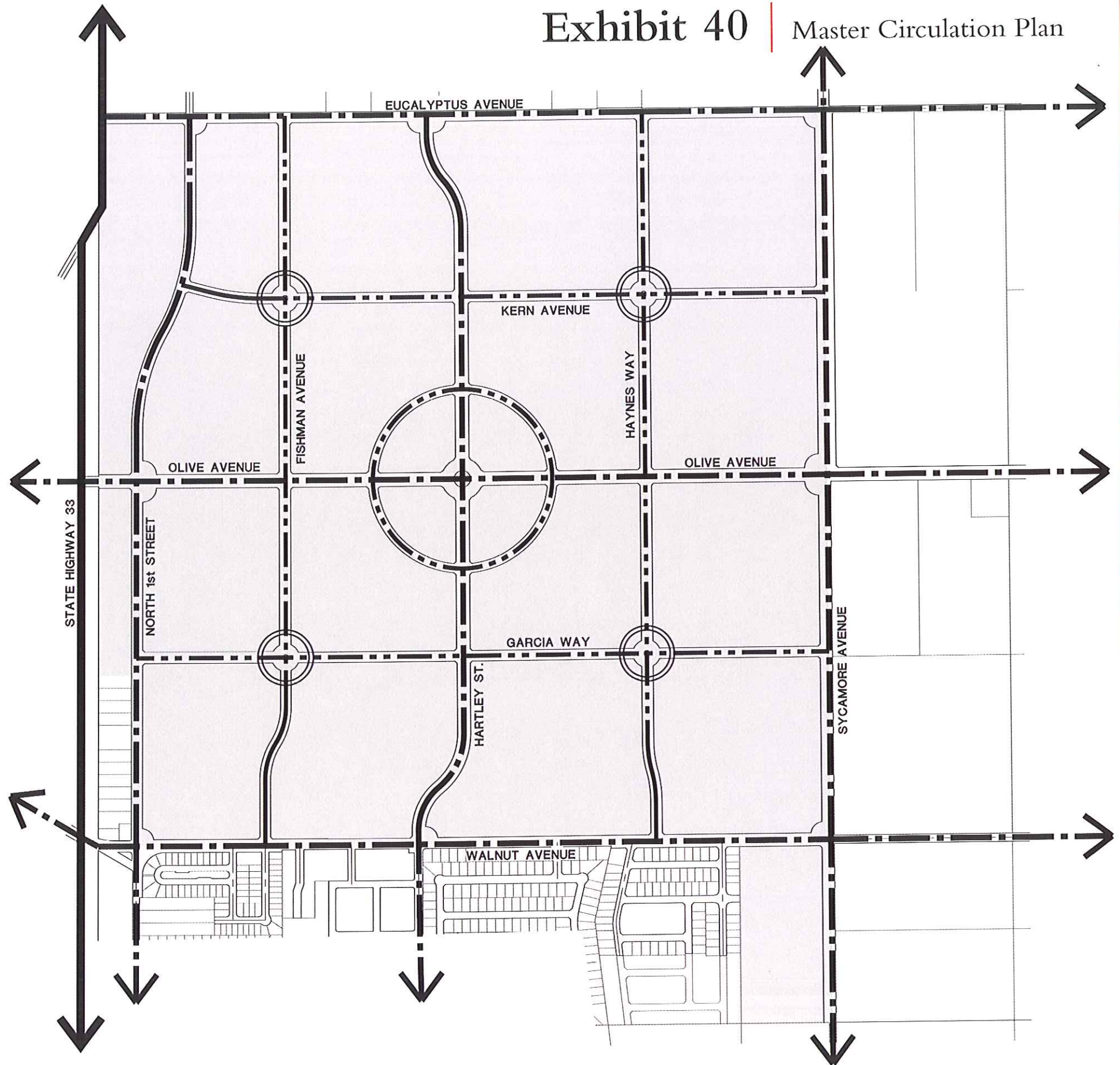
- Design a compact neighborhood framework which includes schools, parks and a small commercial Village Circle.
- Provide a connected pattern of “interconnected” streets and mix of street types.
- Design short blocks.
- Provide street trees, on-street parking and reduced front yard setbacks to create the feeling of a more enclosed street space, or “outdoor room”.
- Provide narrow streets, neck-downs, tight curves to reduce vehicle speeds, and reduce pavement.
- Provide narrower intersections with smaller turning radii to reduce vehicle speeds. Refer to **Exhibit 46: Traffic Calming Devices**.
- Provide tee intersections, which provide terminating vistas and fewer possible vehicle-vehicle and vehicle-pedestrian conflicts.
- Design on-street parking to slow traffic and shield pedestrians.
- Design paving treatments at crosswalks to beautify the streetscape and to create the appearance of narrower traffic lanes.
- Design landscaped parkways, with landscaping and trees in center medians and along the curb to slow traffic.
- Design sidewalks on one (1) or both sides of the street.
- Design curbs to deter parking on sidewalks on most streets.
- Design bike lanes on wider streets; at 25 mph or below, bikes can share vehicle lanes.

Traffic Circles





The Development Plan proposes two (2) different types of traffic circles for traffic circulation, traffic calming, and to echo Patterson's heritage. The Plan Area focuses on the primary traffic circle as the heart of the project. This large traffic circle is similar to Patterson's existing downtown traffic circle.

Additionally, the Plan Area proposes four (4) secondary traffic circles throughout the site. An inside diameter of 42 feet has been utilized with a stamped concrete truck apron of nine (9) feet, expanding further out for these secondary traffic circles. The inside traffic lane starts at a radius of 30 feet from the centerline of the circle to outside edge of truck apron. The outside radius of the truck apron is 60 feet. This is consistent with the City standard.

Exhibit 40 | Master Circulation Plan



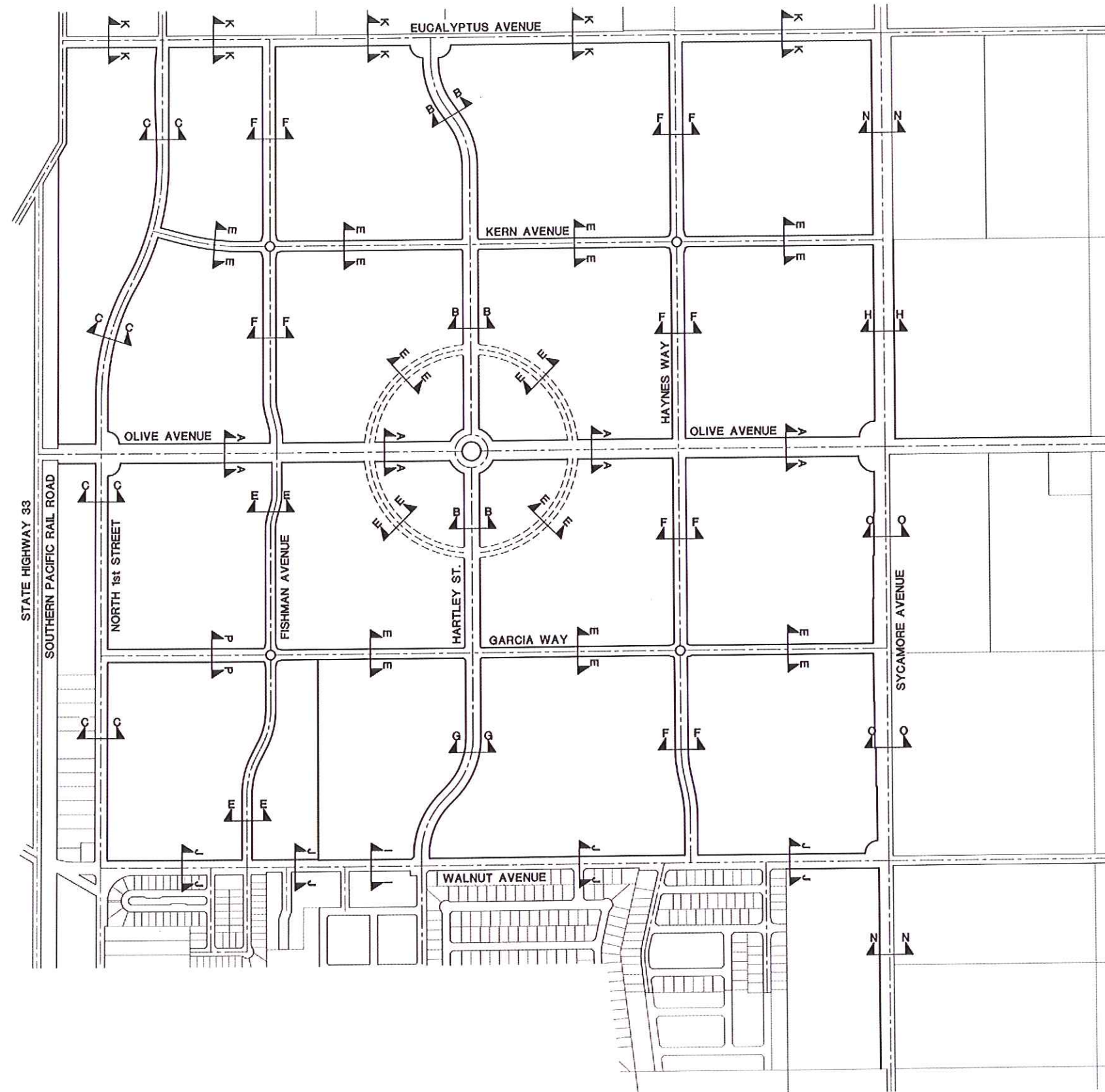
Legend

-  traffic circle/
roundabout
-  arterial
-  major collector
-  minor collector



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Exhibit 41 | Street Section Reference Diagram

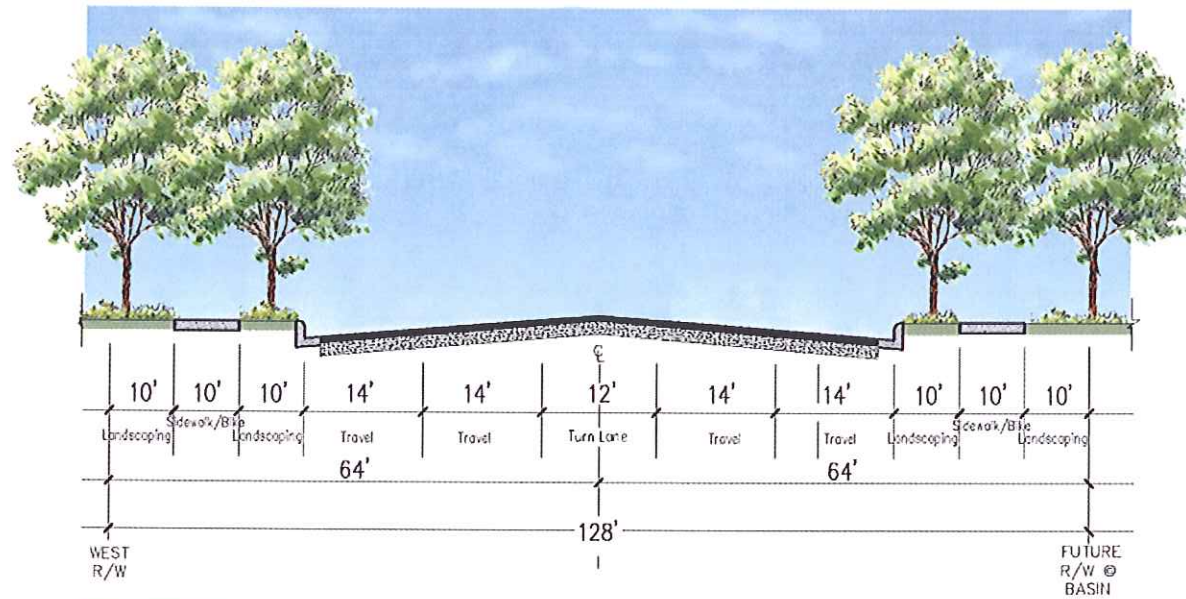


Legend

- A-A 123' R/W Olive Avenue
- B-B 99' R/W Hartley Street • Garcia Way to Eucalyptus Ave
- C-C 76' R/W North 1st Street
- D-D 76' R/W Collector with wall
- E-E 64' R/W Collector
- F-F 83' R/W Collector with irrigation easement
- G-G 95.5' R/W Hartley Street • Walnut Ave to Garcia Way
- H-H 128' R/W Sycamore Avenue • Olive Ave. to Kern Ave.
- I-I 90' R/W Walnut Avenue • school frontage
- J-J 93' R/W Walnut Avenue
- K-K 72' R/W Eucalyptus Avenue
- N-N 89' R/W Sycamore Avenue • South of Walnut Avenue
Sycamore Avenue • Kern Ave. to Eucalyptus Ave.
- O-O 112' R/W Sycamore Avenue • Walnut Ave to Olive Ave.
- P-P 88' R/W Garcia Way • North First Street to Fishman Ave.



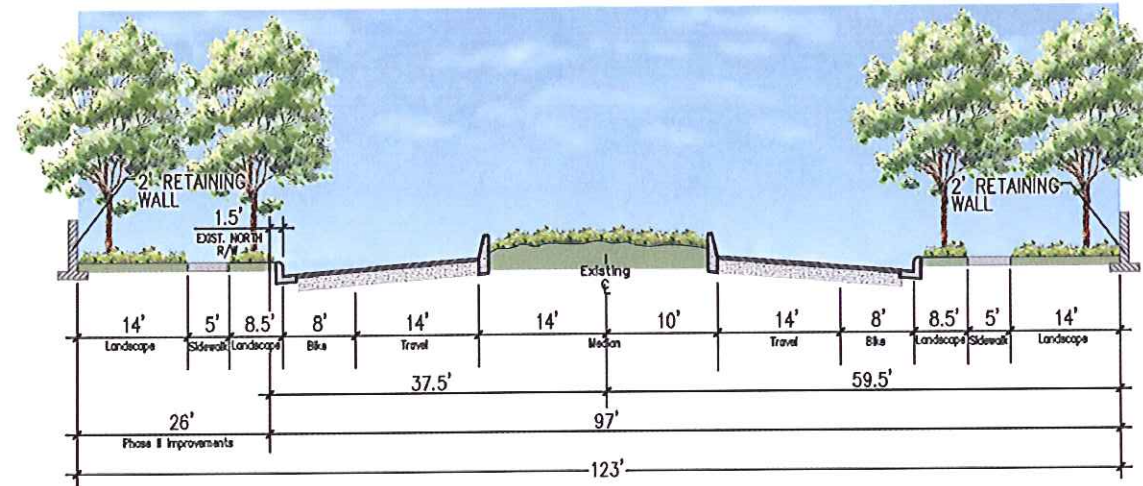
Exhibit 42a | Street Sections



128' R/W [H-H]

Sycamore Avenue • Olive Avenue to Kern Avenue

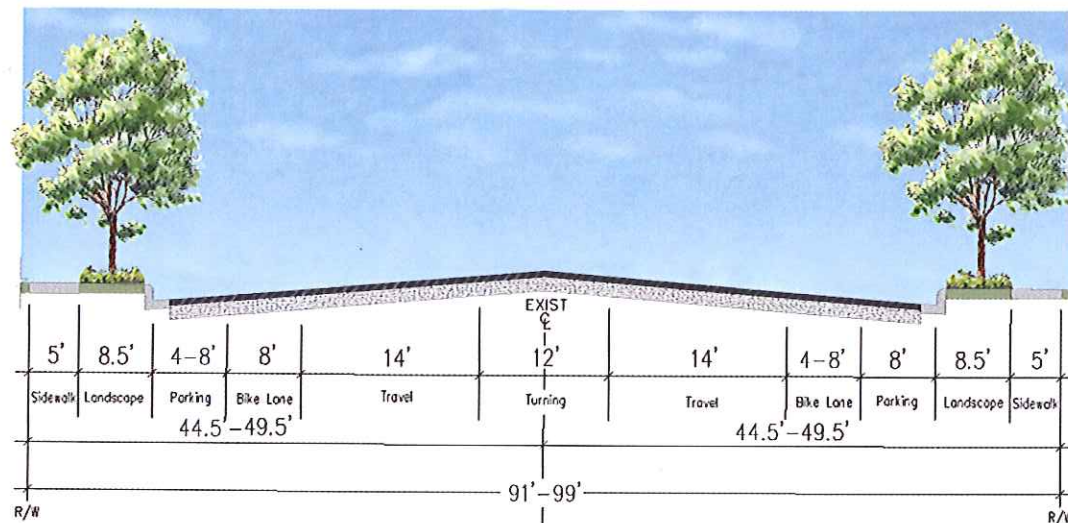
note: All sidewalks/bike paths shall have no obstructions within 1' of sidewalk on both sides. Not to scale.



123' R/W [A-A]

Olive Avenue

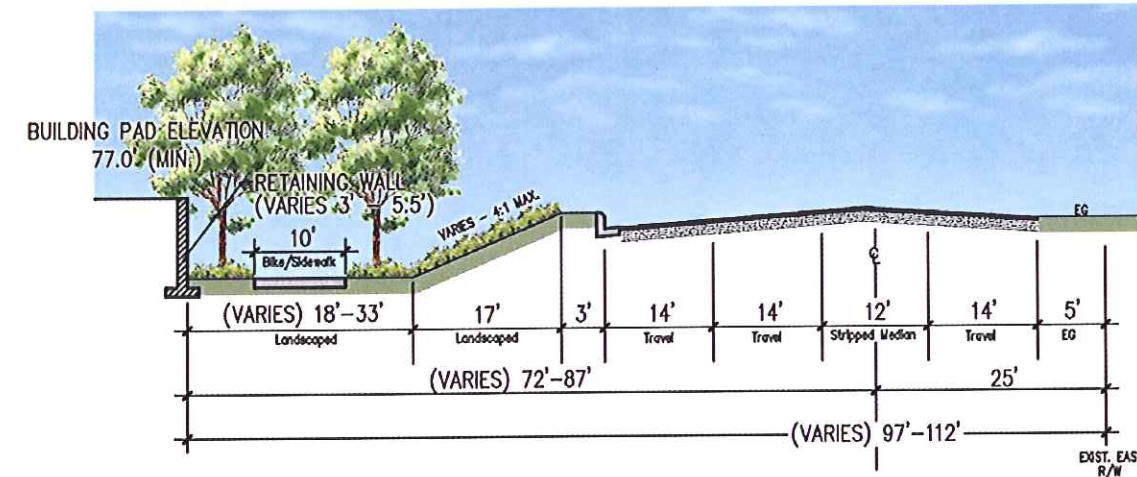
note: Median curbing shall start 350' from centerline of intersections. Not to scale.



91'-99' R/W [B-B]

Hartley Street • Garcia Way to Eucalyptus Avenue

note: Add 5' of landscaping behind walk where wall is required. Not to scale.



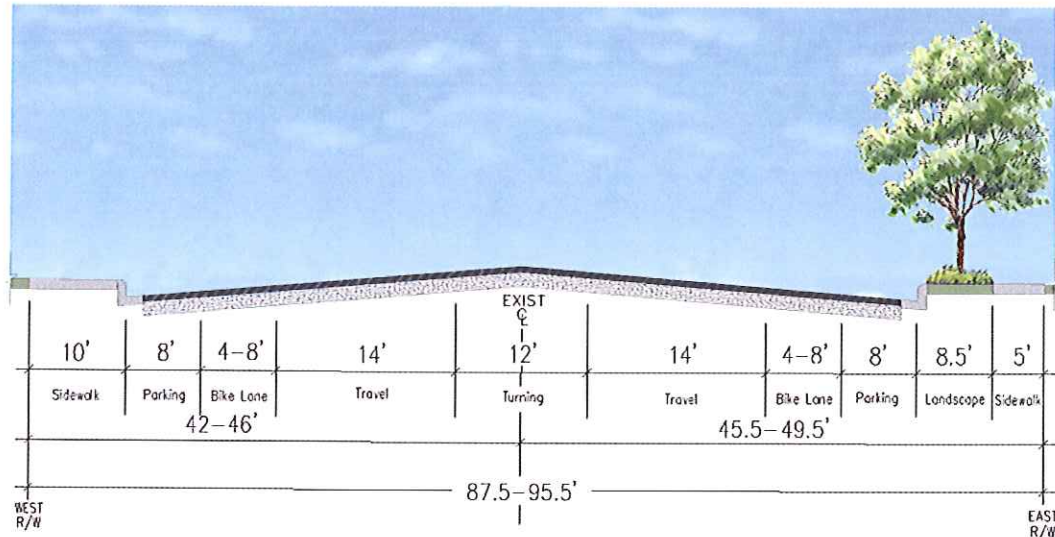
(Varies) 97'-112' R/W [O-O]

Sycamore Avenue • Walnut Avenue to Olive Avenue

note: Not to scale.

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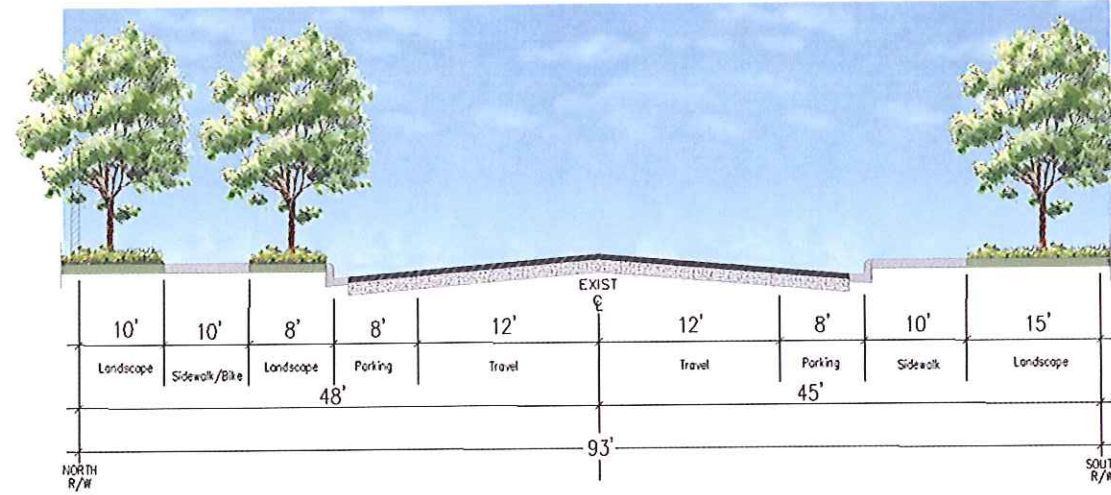
Exhibit 42b | Street Sections



87.5'-95.5' R/W [G-G]

Hartley Street • Walnut Avenue to Garcia Way

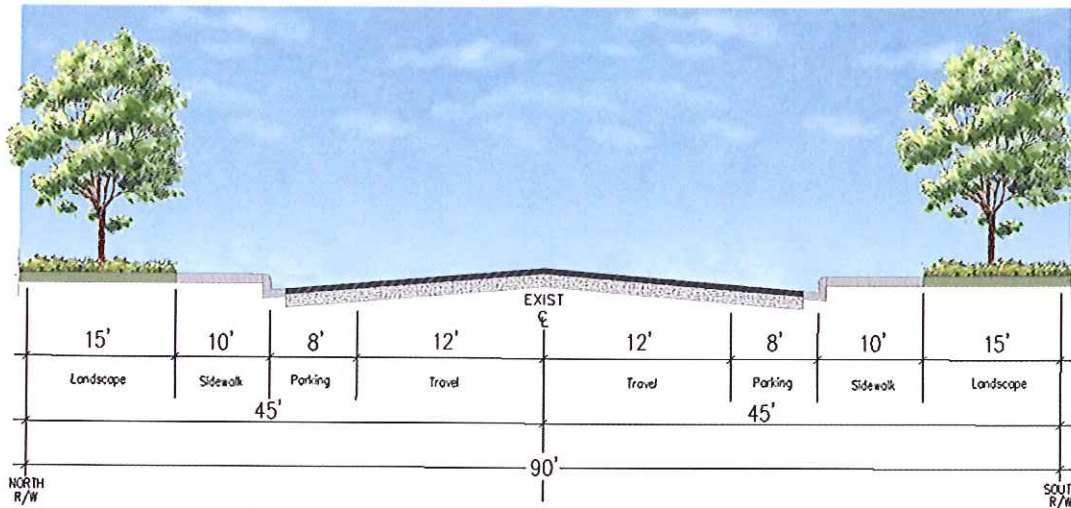
note: Section to be used fronting school site on Hartley Street. Tree wells every 40' on western section. Add 5.5' landscaping behind walk when wall required. Not to scale.



93' R/W [J-J]

Walnut Avenue

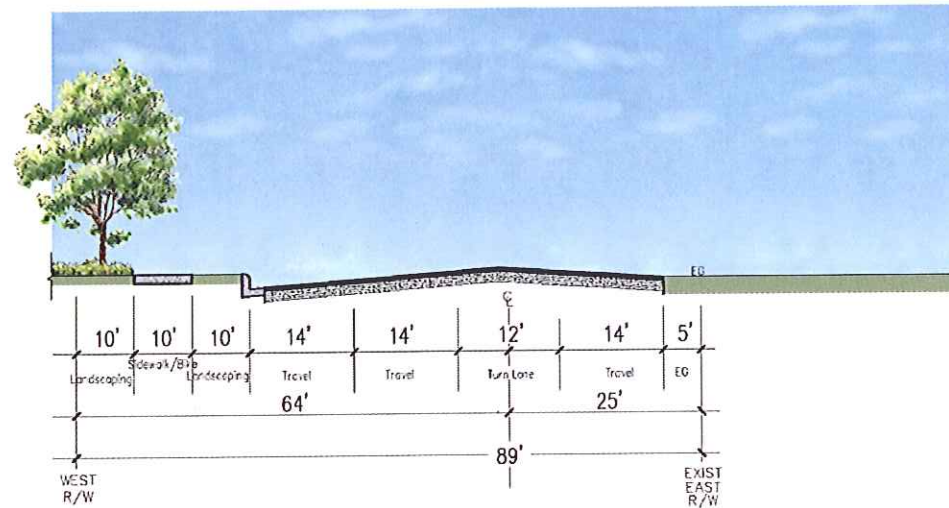
note: All sidewalks/bike paths shall have no obstructions within 1' of sidewalk on both sides. See 90' R/W for school site at northwest corner of Hartley Street and Walnut Avenue. Not to scale.



90' R/W [I-I]

Walnut Avenue • School Frontage

note: School frontage. Not to scale.

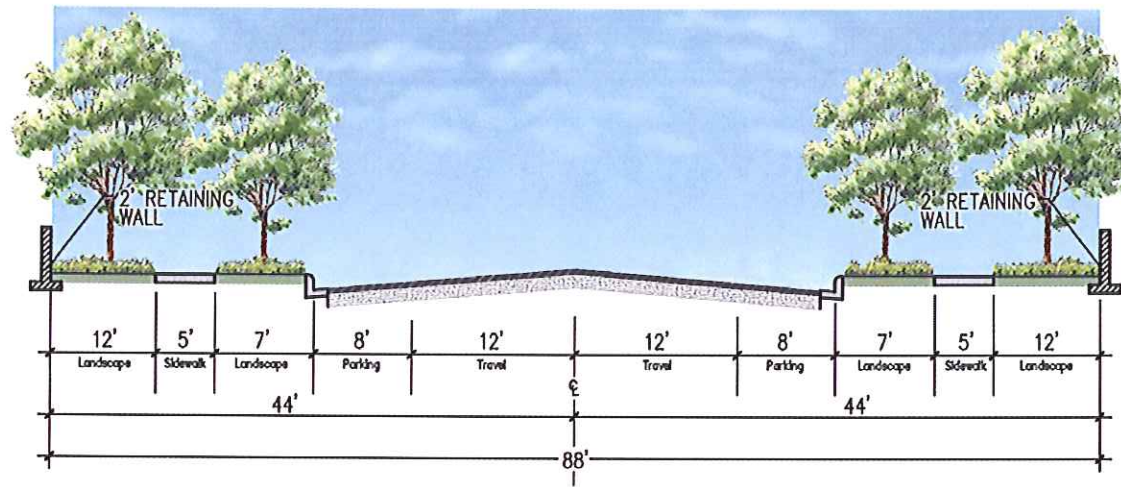


89' R/W [N-N]

Sycamore Avenue • South of Walnut Avenue
Sycamore Avenue • Kern Avenue to Eucalyptus Avenue

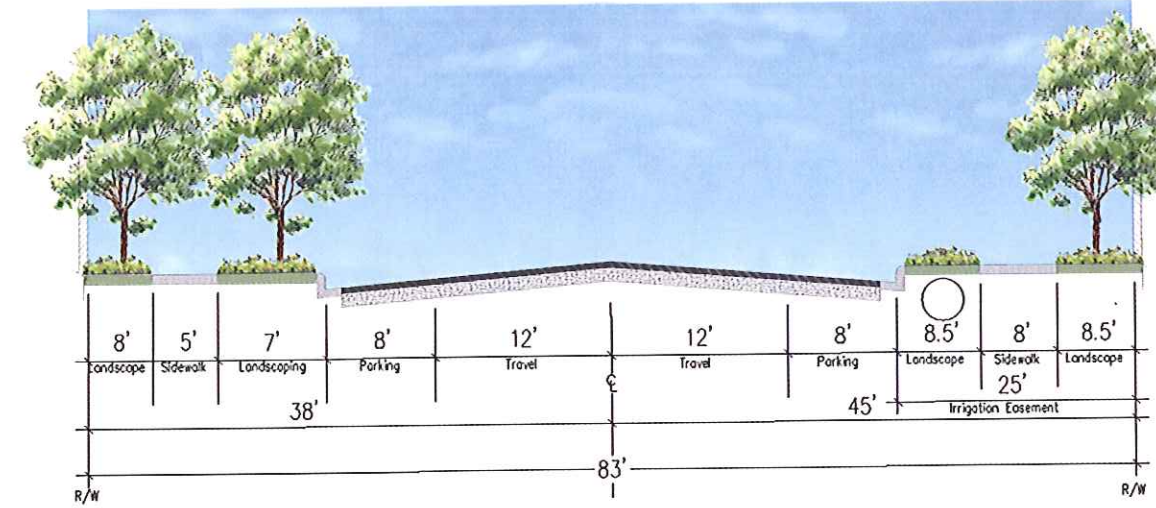
note: All sidewalks/bike paths shall have no obstructions within 1' of sidewalk on both sides. Not to scale.

Exhibit 42c | Street Sections



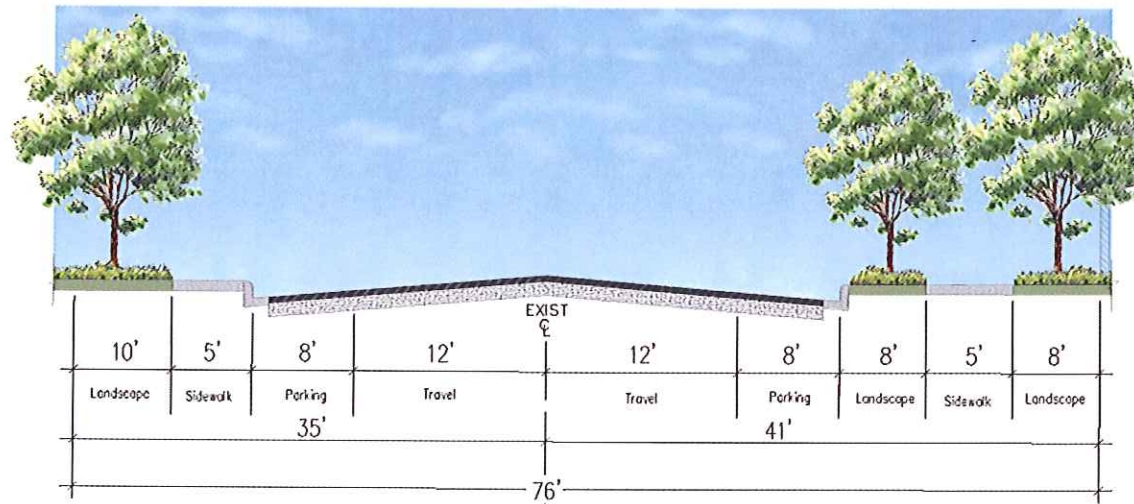
88' R/W [P-P]

Garcia Way • North First Street to Fishman Avenue
 note: Not to scale.



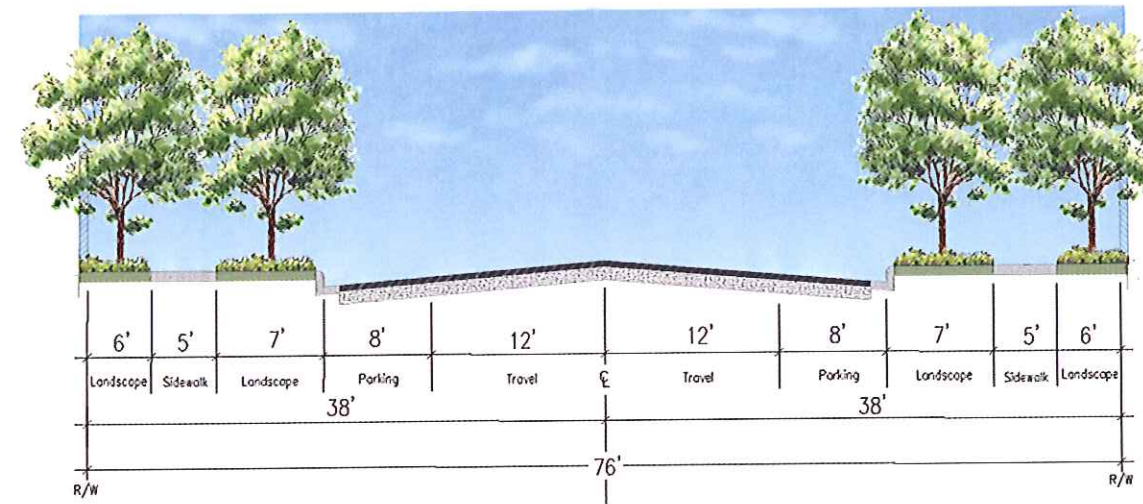
83' R/W [F-F]

Collector with irrigation easement
 note: Not to scale.



76' R/W [C-C]

North First Street
 note: Not to scale.

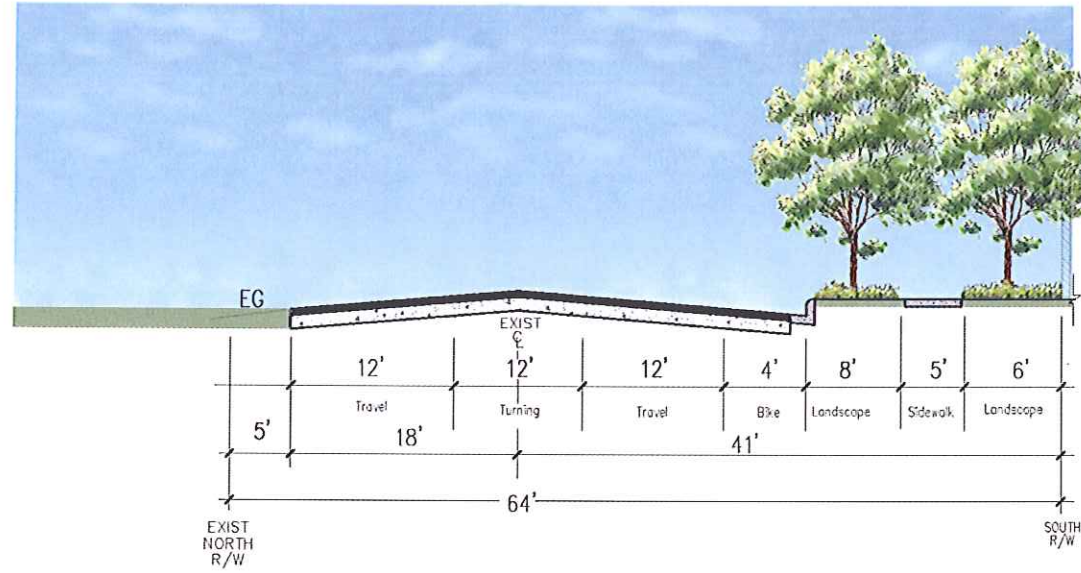


76' R/W [D-D]

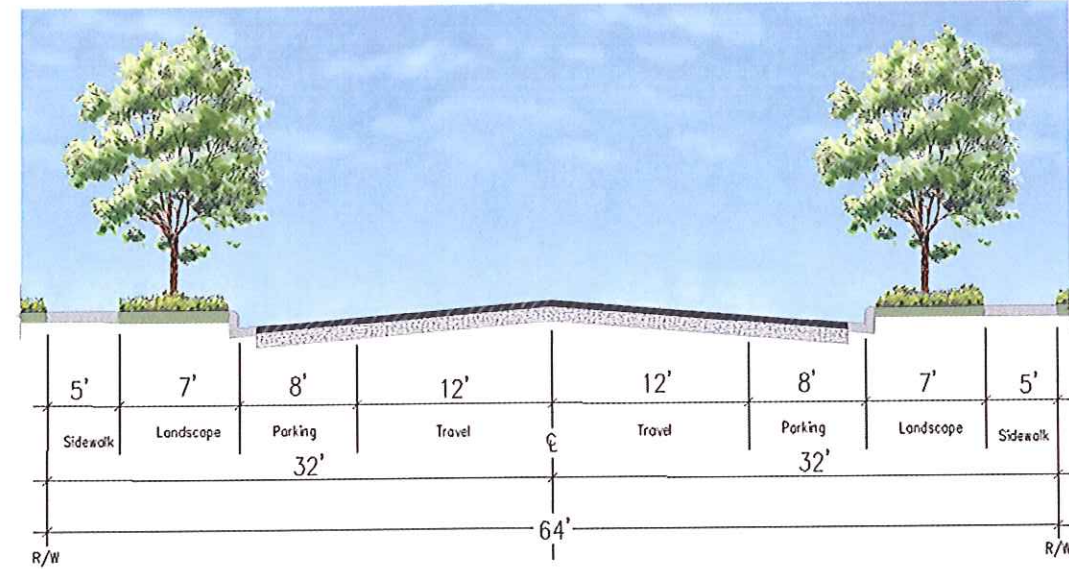
Collector with wall
 note: Not to scale.

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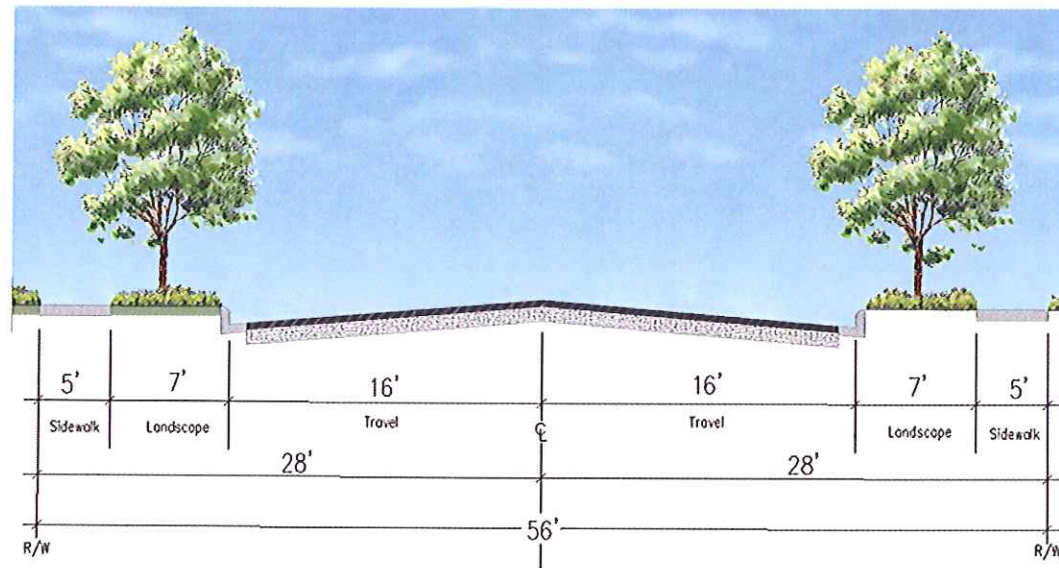
Exhibit 42d | Street Sections



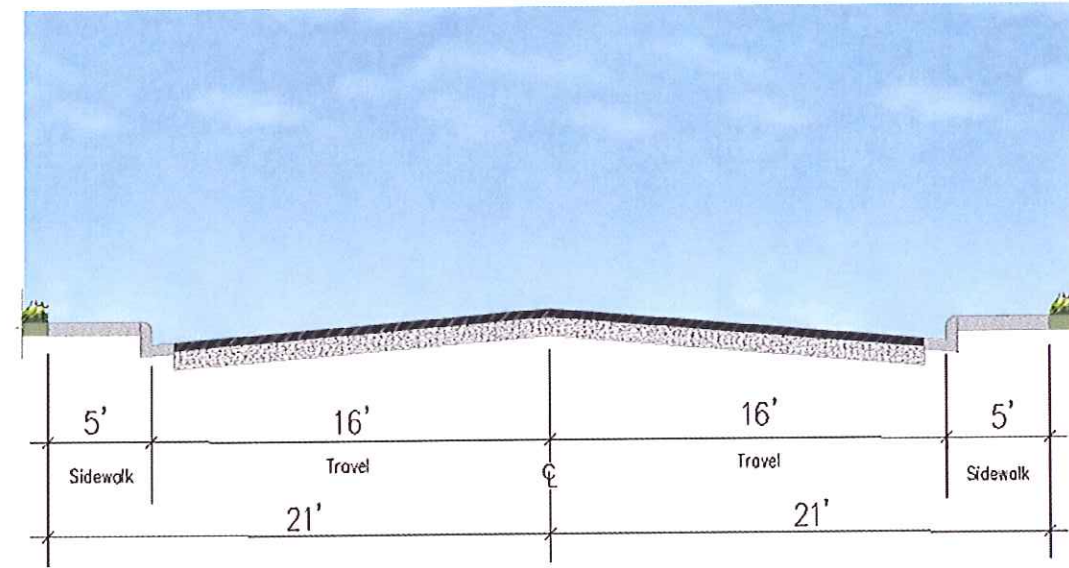
64' R/W [K-K]
Eucalyptus Avenue
 note: Not to scale.



64' R/W [E-E]
Collector
 note: Not to scale.



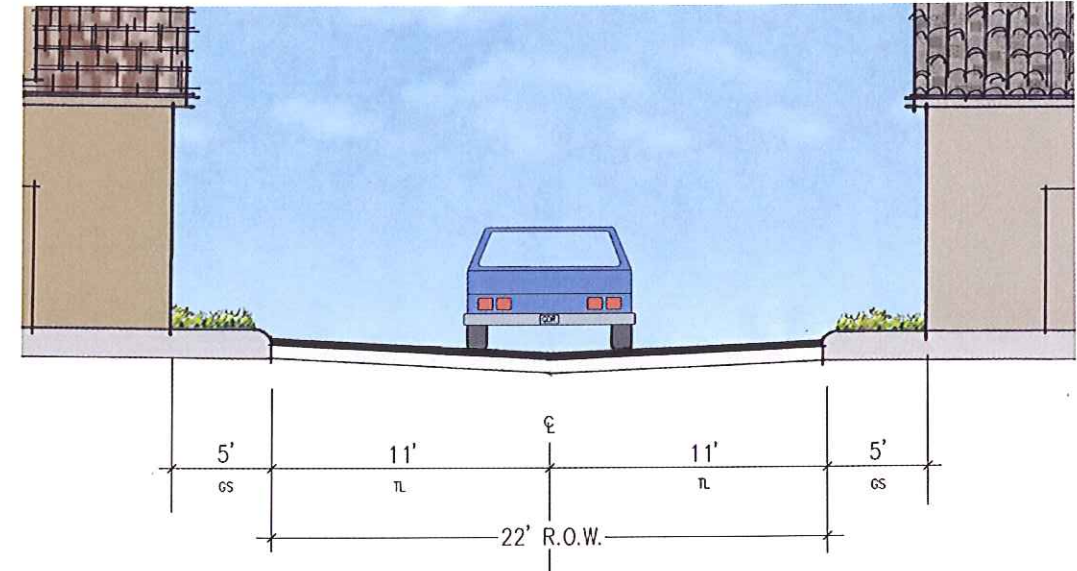
56' R/W [L-L]
Interior
 note: Additional 5' of landscaping behind walk where wall is required. Not to scale.



42' R/W [M-M]
Interior
 note: Additional 5' of landscaping behind walk where wall/ fence is required. Not to scale.

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Exhibit 43 | Alleyway

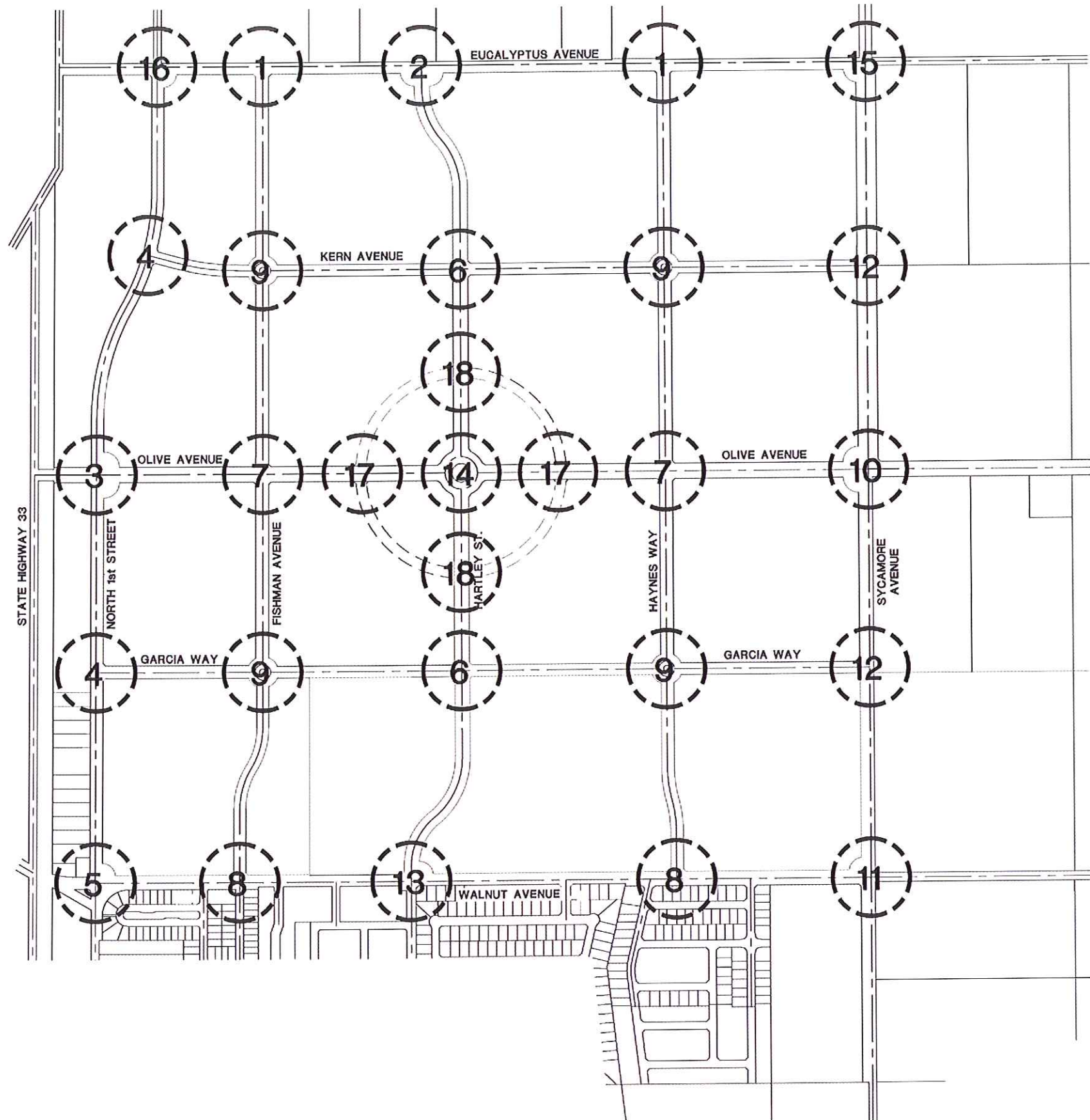


22' R/W
Alleyway
 note: No parking is permitted in alleyways (posted with signs). Not to scale.

Legend	
C	rollover curb
GS	minimum garage setback
R.O.W.	right of way
TL	travel lane

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Exhibit 44 | Intersection Reference Diagram



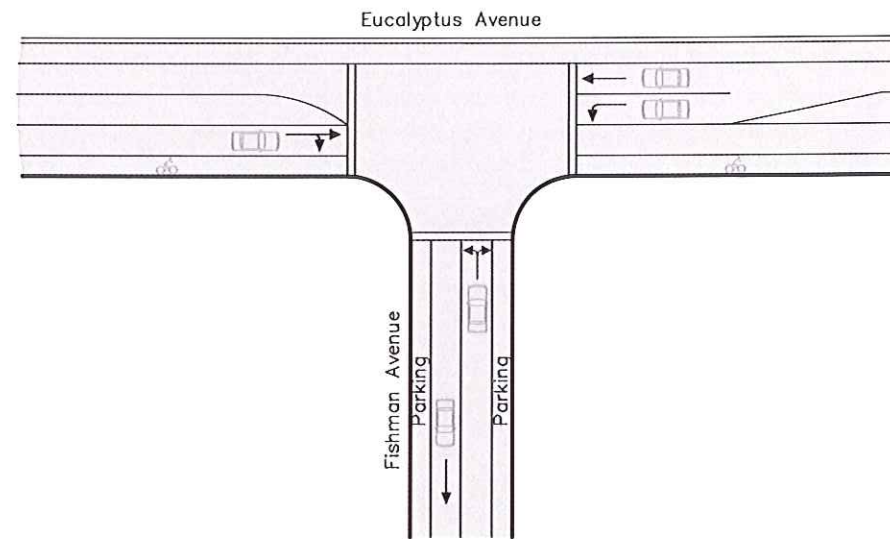
Legend

1. Eucalyptus Ave @ Fishman Ave & Eucalyptus Ave @ Haynes Way
2. Eucalyptus Ave @ Hartley Street
3. Olive Ave @ North 1st Street
4. North 1st Street @ Kern Ave & North 1st Street @ Garcia Way
5. North 1st Street @ Walnut Ave
6. Hartley Street @ Kern Ave & Hartley Street @ Garcia Way
7. Olive Ave @ Fishman Ave & Olive Ave @ Haynes Way
8. Walnut Ave @ Fishman Ave & Walnut Ave @ Haynes Way
9. Kern Ave @ Fishman Ave, Kern Ave @ Haynes Way, Garcia Way @ Fishman Ave, Garcia Way @ Haynes Way
10. Olive Ave @ Sycamore Ave
11. Walnut Ave @ Sycamore Ave
12. Sycamore Ave @ Garcia Way & Sycamore Avenue @ Kern Ave
13. Walnut Ave @ Hartley Street
14. Olive Ave @ Hartley Street
15. Sycamore Ave @ Eucalyptus Ave
16. North 1st Street @ Eucalyptus Ave
17. Olive Avenue @ Sherman Circle
18. Hartley Street @ Sherman Circle

Note: Traffic calming devices discussed in Section 4.8 and illustrated in Exhibit 45, Street Tapers, will be provided throughout The Villages of Patterson at intersections to be illustrated on street improvement plans, to be provided in the future.

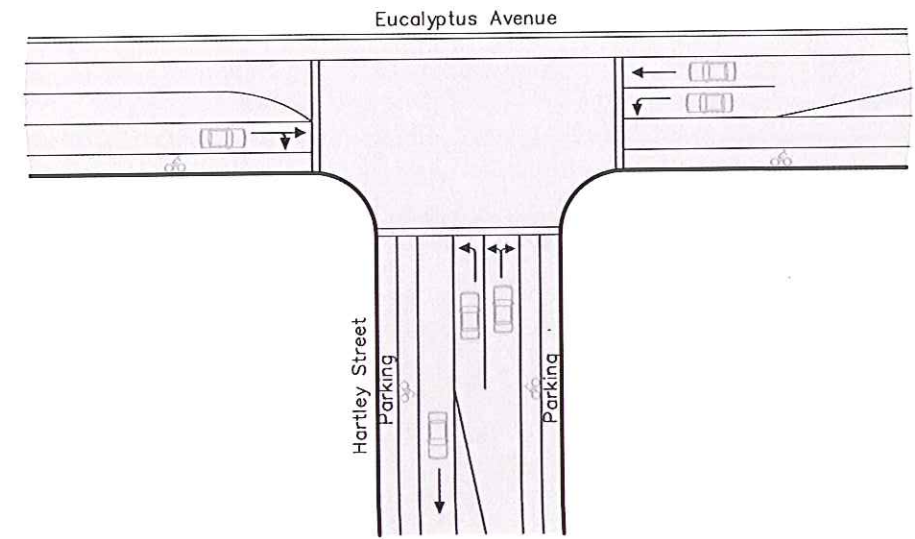


Exhibit 45a | Intersection Geometric Diagrams



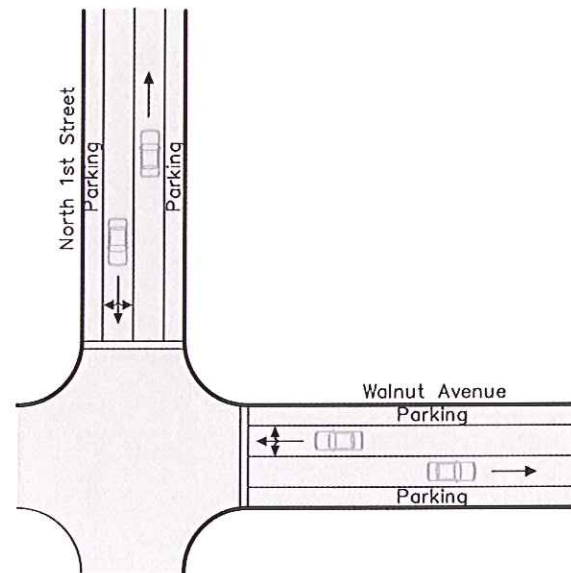
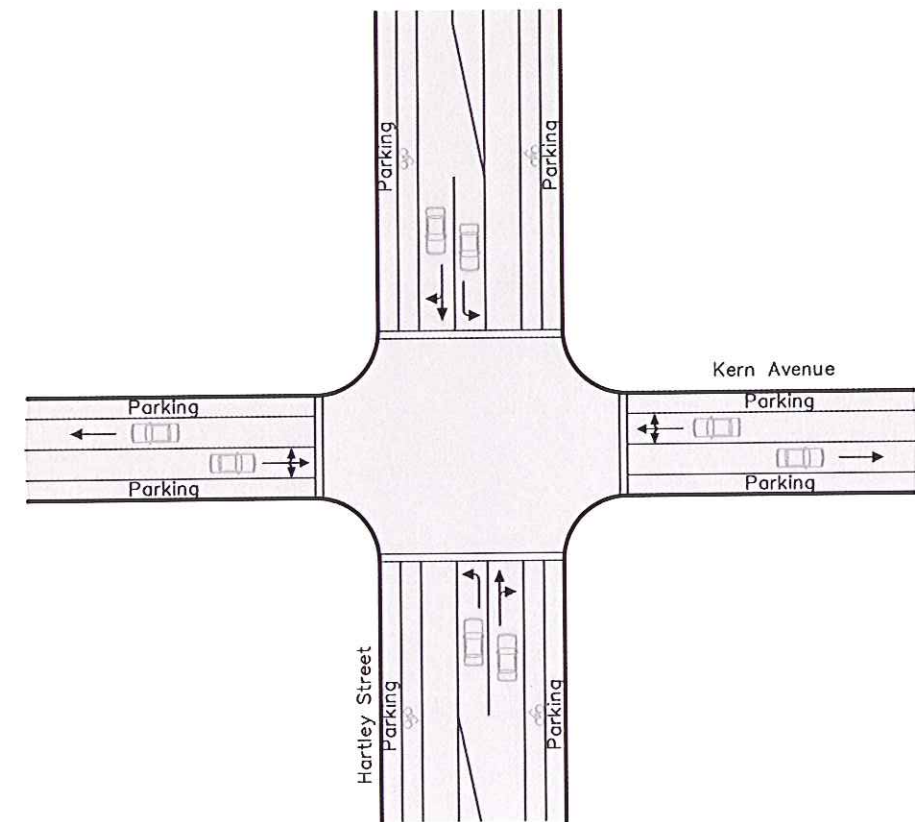
*Eucalyptus Avenue @ Fishman Avenue
Eucalyptus Avenue @ Haynes Way*

Intersection 1
Scale: N.T.S.



Eucalyptus Avenue @ Hartley Street

Intersection 2
Scale: N.T.S.



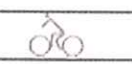


North 1st Street @ Walnut Avenue

Intersection 5
Scale: N.T.S.

*Hartley Street @ Kern Avenue
Hartley Street @ Garcia Way*

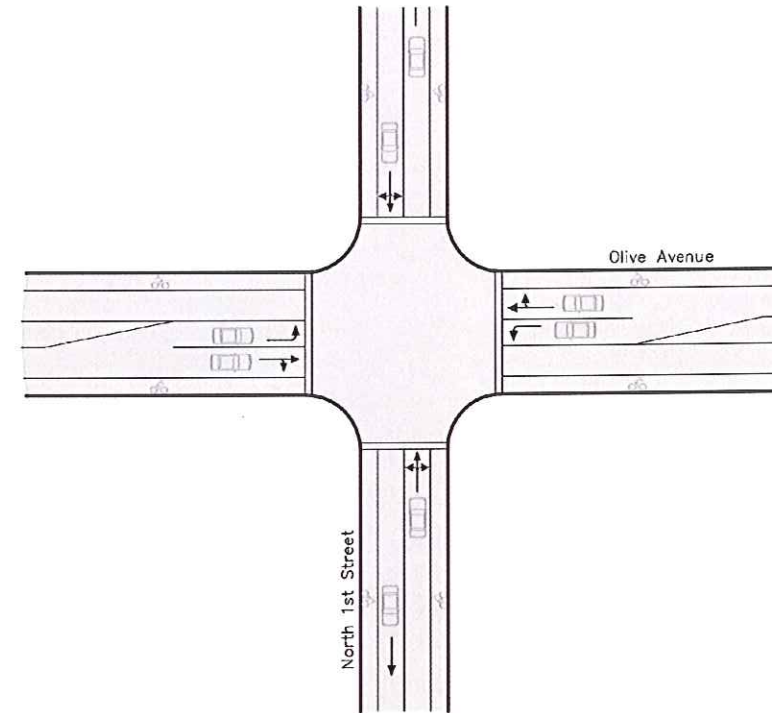
Intersection 6
Scale: N.T.S.

Legend

-  bicycle lane
-  travel lane
-  turn lane

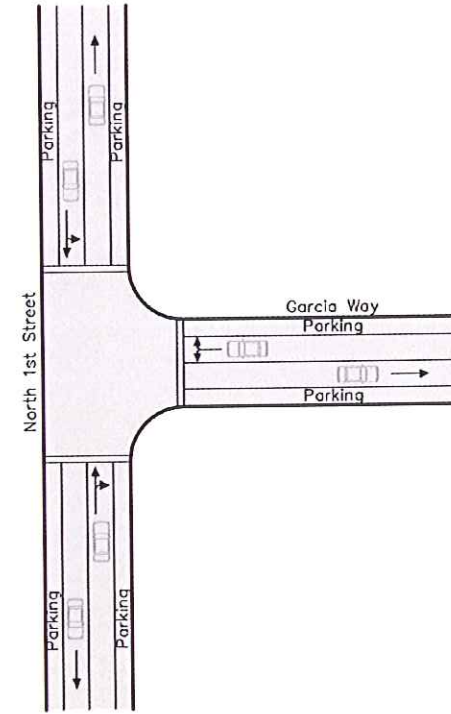
note: These illustrations represent conceptual interpretations and are not to scale. Actual street alignment and sizing will be determined by applicable street improvement plans.

Exhibit 45b | Intersection Geometric Diagrams



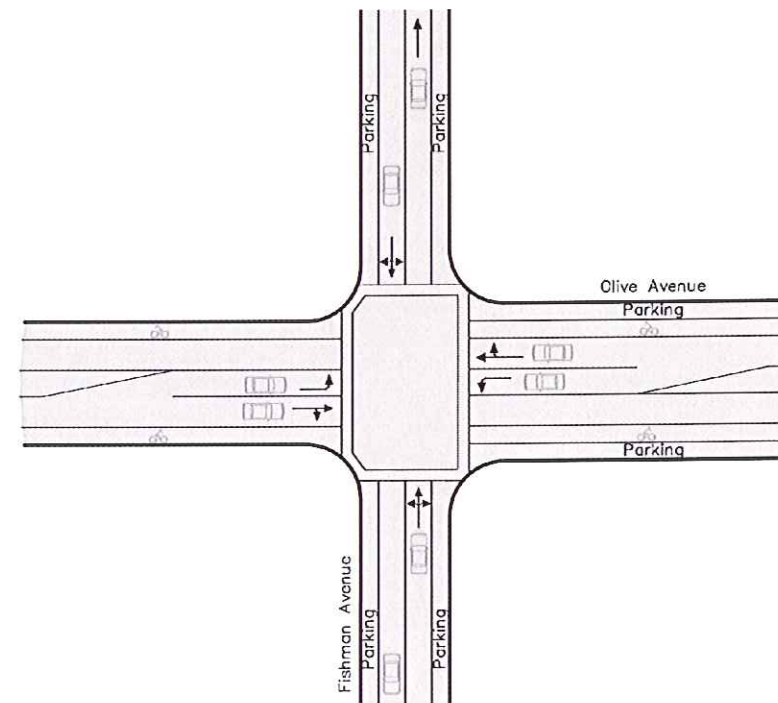
Olive Avenue @ North 1st Street

Intersection 3
Scale: N.T.S.



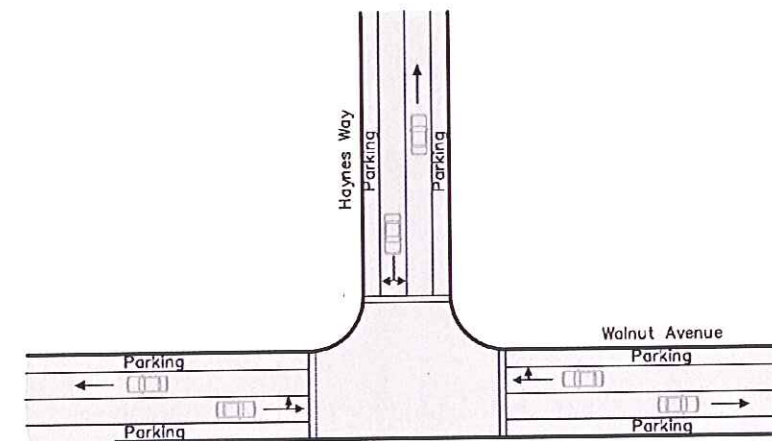
*North 1st Street @ Kern Avenue
North 1st Street @ Garcia Way*

Intersection 4
Scale: N.T.S.



*Olive Avenue @ Fishman Avenue
Olive Avenue @ Haynes Way*

Intersection 7
Scale: N.T.S.






**Walnut Avenue @ Fishman Avenue
Walnut Avenue @ Haynes Way*

Intersection 8
Scale: 1" = 50'

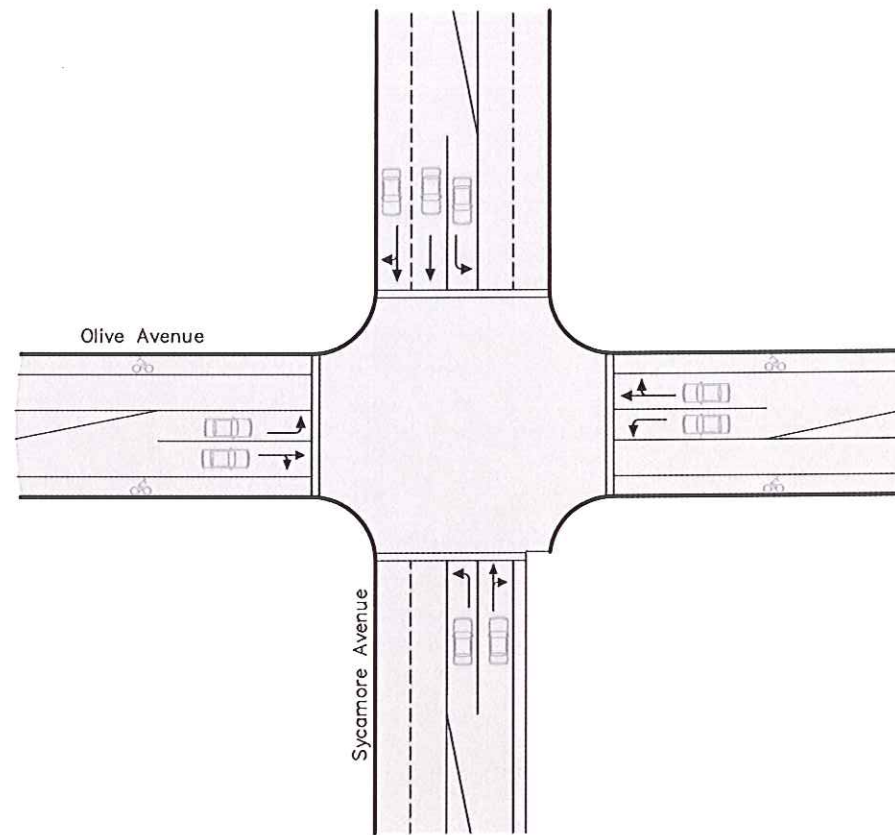
*** ADD RIGHT, LEFT & THROUGH ARROWS AT FISHMAN WHICH WILL BE A 4-WAY INTERSECTION**

Legend

-  bicycle lane
-  travel lane
-  turn lane

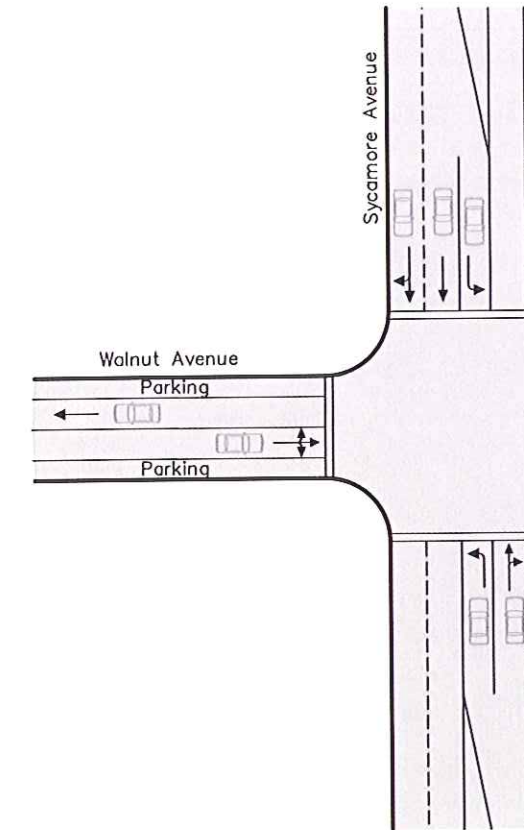
note: These illustrations represent conceptual interpretations and are not to scale. Actual street alignment and sizing will be determined by applicable street improvement plans.

Exhibit 45c | Intersection Geometric Diagrams



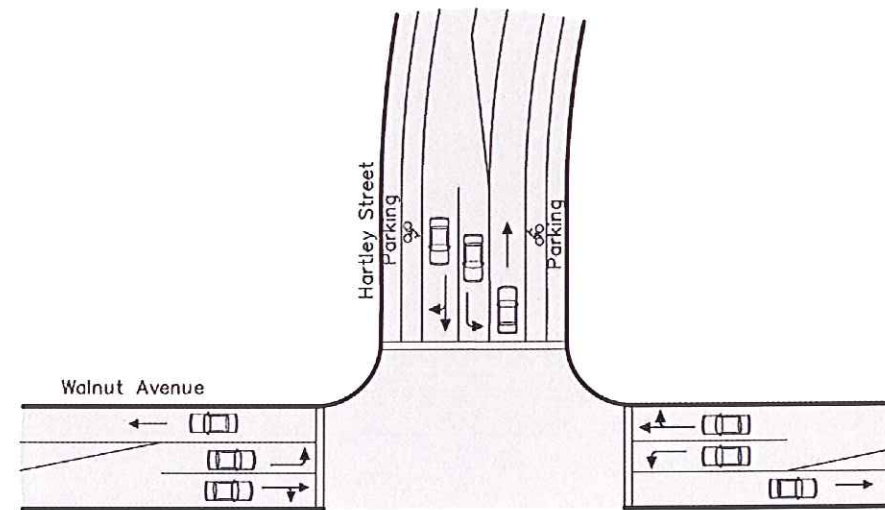
Olive Avenue @ Sycamore Avenue

Intersection 10
Scale: N.T.S.



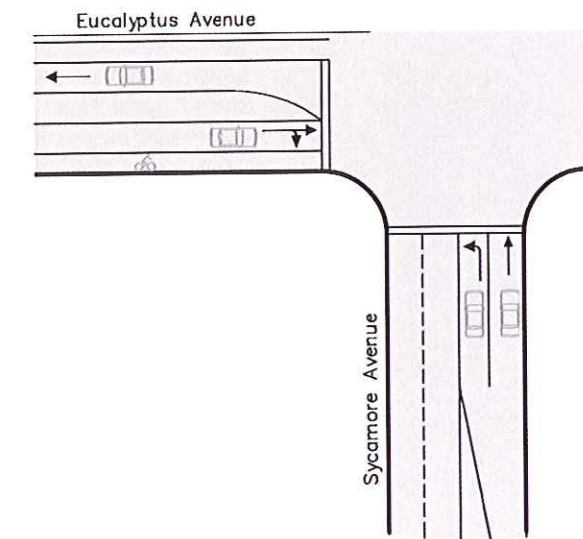
Walnut Avenue @ Sycamore Avenue

Intersection 11
Scale: N.T.S.



Walnut Avenue @ Hartley Street




Intersection 13
Scale: N.T.S.



Sycamore Avenue @ Eucalyptus Avenue

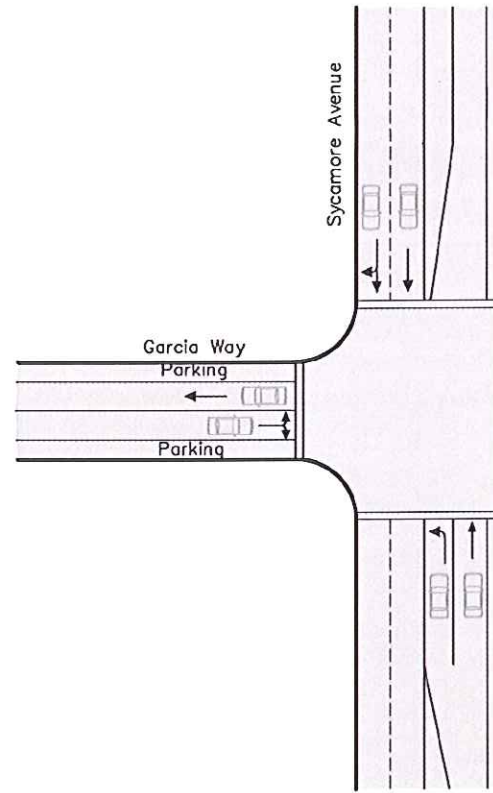
Intersection 15
Scale: 1" = 50'

Legend

-  bicycle lane
-  travel lane
-  turn lane

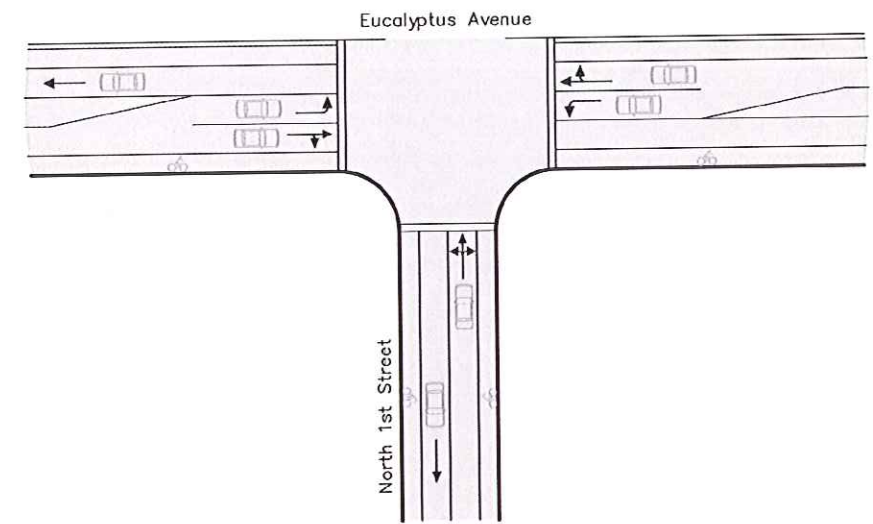
note: These illustrations represent conceptual interpretations and are not to scale. Actual street alignment and sizing will be determined by applicable street improvement plans.

Exhibit 45d | Intersection Geometric Diagrams



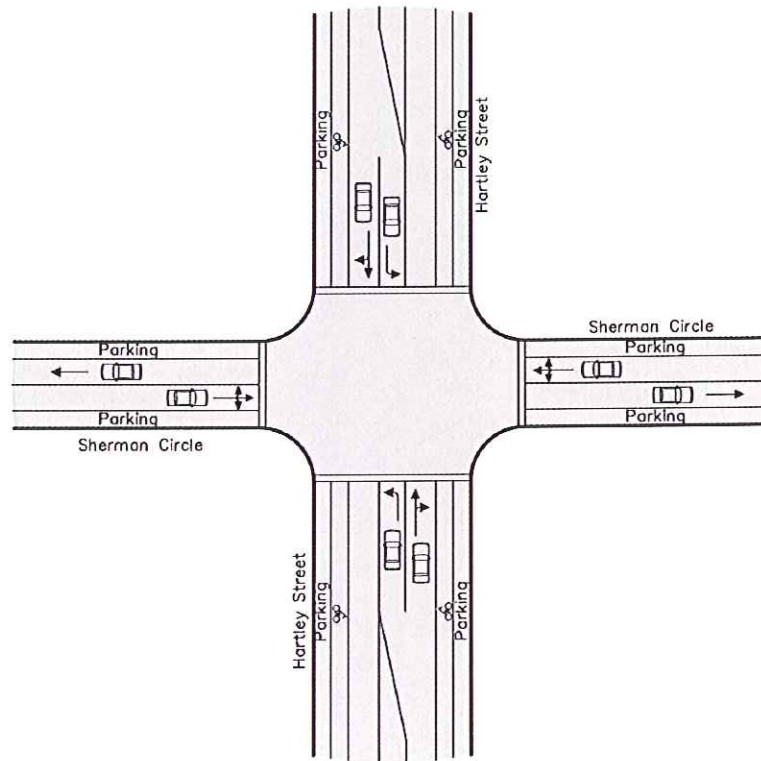
*Sycamore Avenue @ Garcia Way
Sycamore Avenue @ Kern Avenue*

Intersection 12
Scale: 1" = 50'



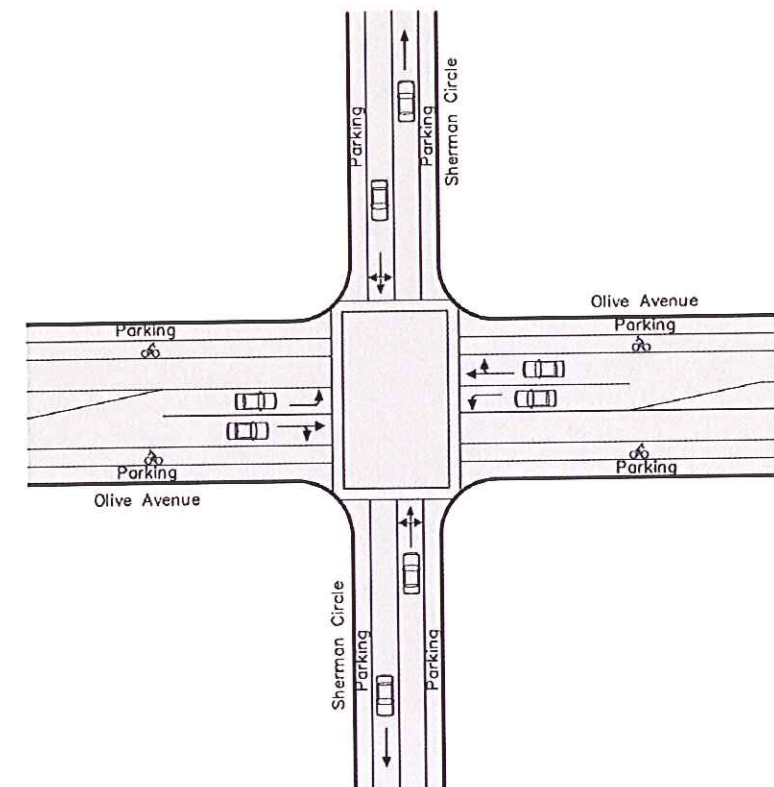
North 1st Street @ Eucalyptus Avenue

Intersection 16
Scale: N.T.S.



Hartley Street @ Sherman Circle

Intersection 18
Scale: 1" = 50'



Olive Avenue @ Sherman Circle

Intersection 17
Scale: 1" = 50'

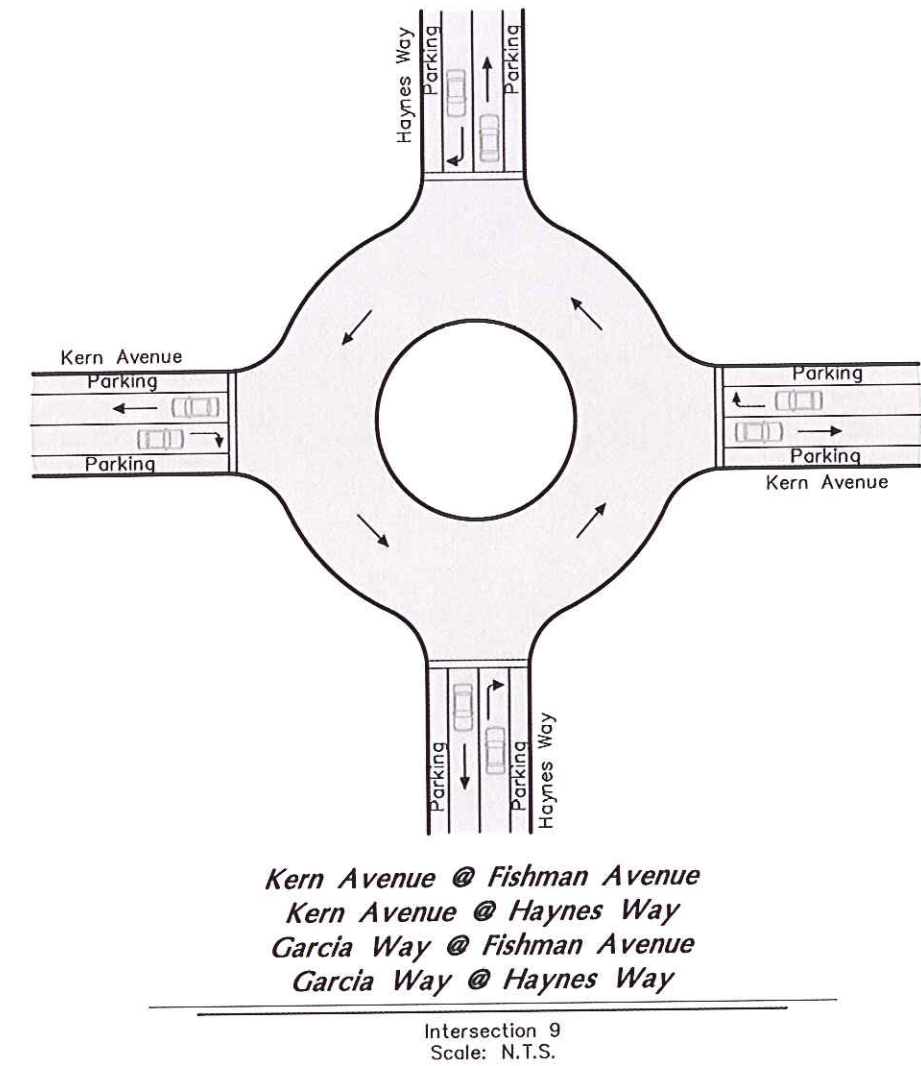
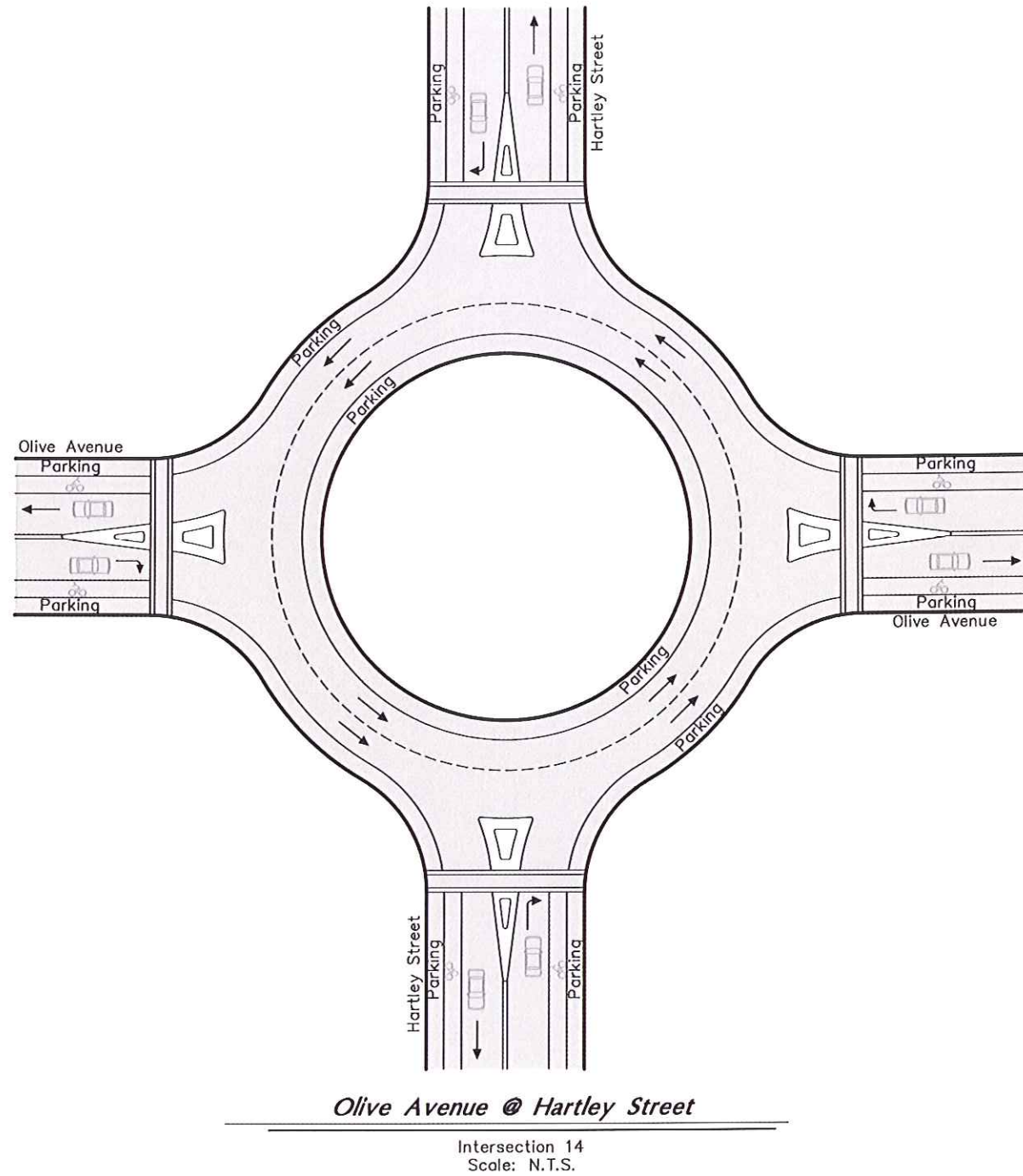
Legend

	bicycle lane
	travel lane
	turn lane

note: These illustrations represent conceptual interpretations and are not to scale. Actual street alignment and sizing will be determined by applicable street improvement plans.

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Exhibit 45e | Intersection Geometric Diagrams



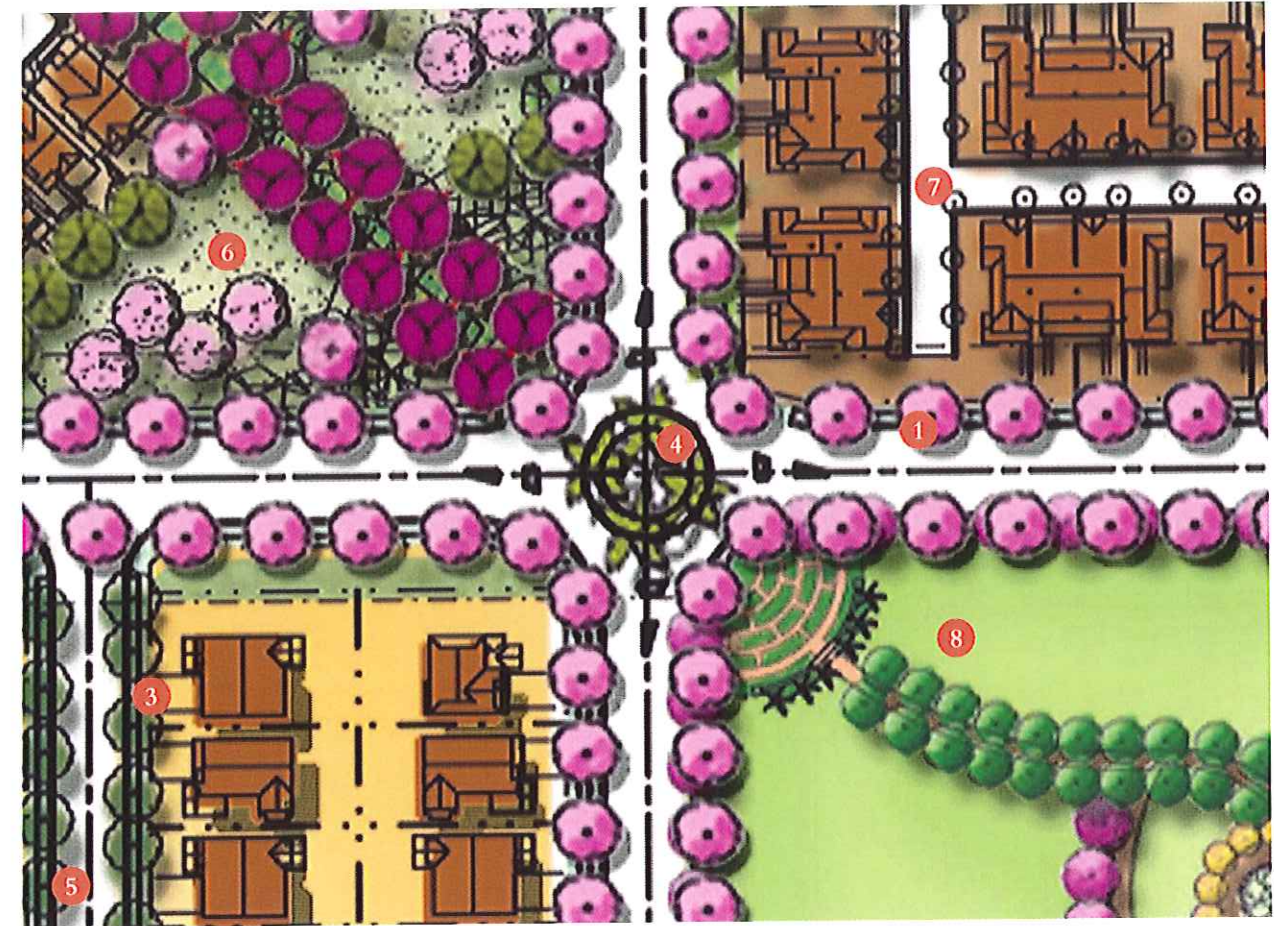
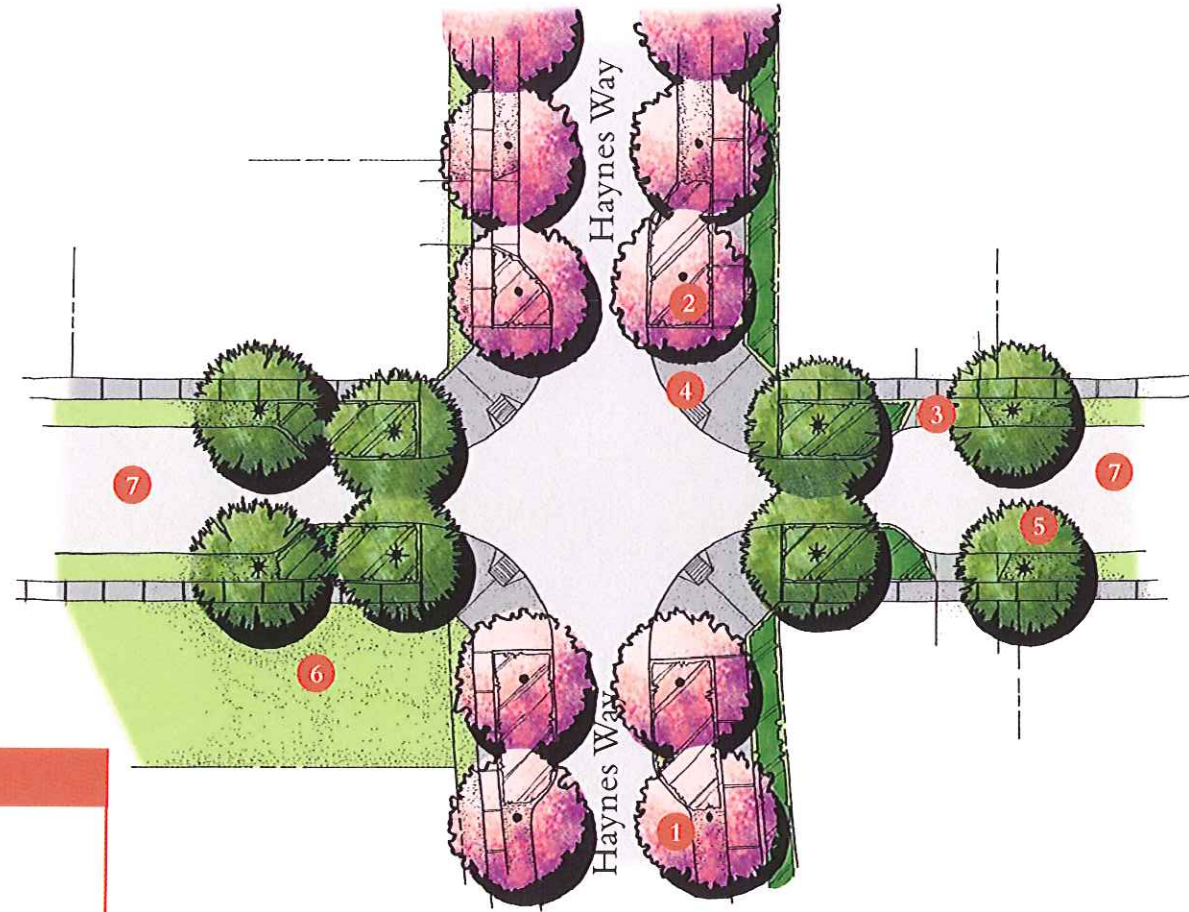
Legend

	bicycle lane
	travel lane
	turn lane

note: These illustrations represent conceptual interpretations and are not to scale. Actual street alignment and sizing will be determined by applicable street improvement plans.

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Exhibit 46 | Traffic Calming Devices



Legend

- 1 village theme tree
- 2 shrub pocket
- 3 residential driveway
- 4 traffic calming device (choker/roundabout)
- 5 neighborhood street trees
- 6 pocket park
- 7 residential street
- 8 neighborhood park

Chapter

5

Parks & Recreation

Parks & Recreation

5.1—PARK & RECREATION CONCEPT

The overall Park and Recreation Concept for The Villages of Patterson provides for a wide range of public and private recreation opportunities (both active and passive) consistent with General Plan acreage requirements. Park planning is organized at four (4) levels. First, a community level public park amenity is included in Planning Area 40. It will be owned and operated by the City of Patterson, for use by Patterson residents and homeowners in the Villages of Patterson. Second, public or private amenities with passive recreation may be included in Planning Areas 22 and 23. Third, each village quadrant of the Plan Area will have a public neighborhood park at its center, averaging 4.2 acres. These public parks may be reduced in acreage and supplemented with an adjacent private recreation amenity, such as club house, pool or tennis courts which could serve one (1) or more neighborhoods. The parks in Planning Areas 10 and 55 will provide active and passive park activities adjacent to schools. Fourth, to serve The Villages of Patterson and the entire City of Patterson, there will be soccer facilities located at the east side detention basin. Refer to **Exhibit 47, Master Parks, Recreation & Trails Plan**.

5.2—NEIGHBORHOOD PARKS

Neighborhood parks amounting to approximately 4.2 acres each will provide the central focus for each Village quadrant, in terms of active and passive recreation, social activity, pedestrian movement and an overall “sense of place” at the neighborhood level of community organization. Each neighborhood park will include similar amenities, such as, but not limited to, half court basketball court, handball court, tot-lot, picnic tables, and benches. All neighborhood parks will include a public restroom. Refer to **Exhibit 48, Neighborhood Park Concept** and **Exhibit 49, Conceptual Rendering of Neighborhood Park**.

5.3—LANDSCAPED CORRIDORS & PATHWAYS

Landscaped paseo pathways inside The Village Square and landscaped pathways extending around the perimeter of the community along interior collector streets provide seamless connections between all proposed homes, parks and businesses within The Villages of Patterson. Refer to **Exhibit 47, Master Parks, Recreation & Trails Plan**.

Paseo Pathways

The Village Circle is similar to a wheel in its design and paseo pathways are included as its “spokes.” The paseos provide pedestrian connectivity between the four (4) neighborhood parks and The Village Circle. These 50 foot wide pathways include 12 feet of walkway and adjacent landscaping. Refer to **Exhibit 51, Paseo Concept, Cross Sections & Street Crossing**.

Landscape Pathways

Landscape pathways provide the majority of the pedestrian network within the Plan Area. The majority of the streets throughout the Plan Area include pathways that interconnect the community.

5.4—THE VILLAGE CIRCLE

The Village Circle includes a public, passive recreation area in Planning Area 40 adjacent to a paseo pathways, connecting the major roundabout in the center of the Village Circle with the neighborhood parks. In addition, a public or private park may be developed in Planning Area 22 or 23. The public park within The Village Circle will be City owned and operated by the City of Patterson. Refer to **Exhibit 21, Village Circle: Illustrative Site Plan** and **Exhibit 31, Conceptual Plan for Village Circle**.

Based on evolving analysis of construction, on-going maintenance costs and more detailed product definition in the various villages, private recreation amenities may be developed. The Master Developer reserves the right to determine whether or not to develop a private amenity in The Villages of Patterson.

Private amenities could be sited adjacent to public amenities and could share joint use of parking, landscaped open space and trails. Private amenities will be maintained and funded through a Homeowners Association.

5.5—POCKET PARKS

Pocket parks will be included in varied locations throughout the Plan Area residential neighborhoods as small, passive open space amenities. Typical amenities could include informal turf, seating, fencing, trails and landscaping. Refer to **Exhibit 50, Pocket Park Concept**.

5.6—DETENTION BASIN

The stormwater detention basin for The Villages of Patterson Plan Area is classified as a public facility and is discussed in **Section 6.4, Stormwater**. The stormwater detention basin for the Plan Area will be located at the City’s existing basin located at the northeast corner of Sycamore and Olive Avenues. The existing basin will be deepened and expanded to the west to accommodate the additional storage that will result from construction of the new community.

The size and location of the basin creates an opportunity to utilize a vast open turf area for active and passive recreation purposes. This open space would otherwise be under-utilized for most of the year. It is anticipated that the basin will store runoff for a few weeks out of the year. The Villages of Patterson Development Plan proposes to place up to eight (8) soccer fields in the basin for residents to enjoy. Refer to **Exhibit 52, Detention Basin Concept**.

Exhibit 47 | Master Parks, Recreation and Trails Plan



Legend

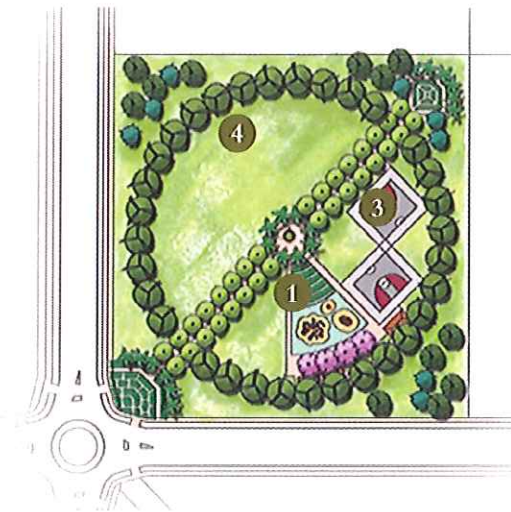
- parks/detention basin with soccer fields
- public or private recreation area
- schools
- off-street bike trail/expanded walkway within landscape
- expanded walkway within irrigation easement
- on-street bike trail
- on-street bike trail with parkway-separated walkway
- 5' wide parkway-separated walkway
- 10' wide curb adjacent walkway/school frontage



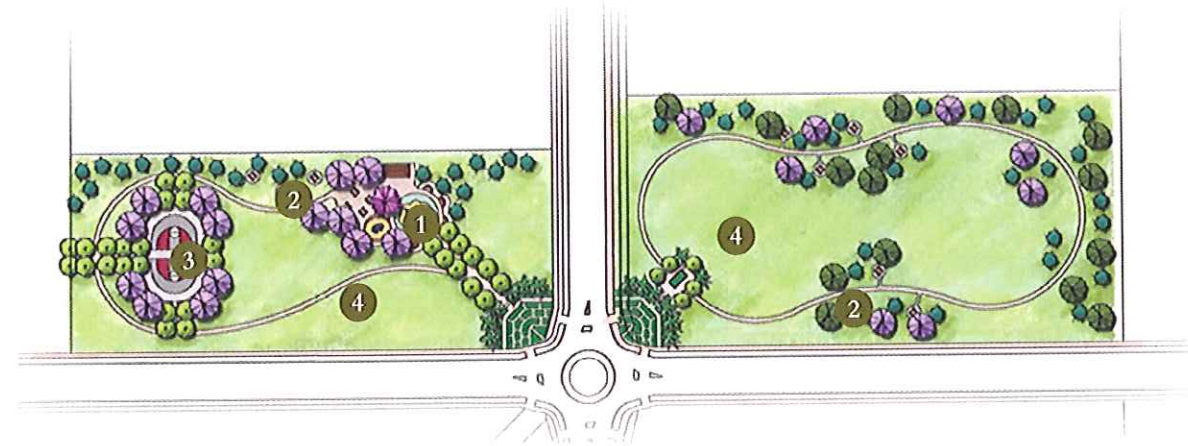
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All materials presented herein are conceptual and are to be used for illustrative purposes only. This preliminary plan and all its elements are subject to change and are presented in draft form. Accordingly, this plan should not be used to form the basis of any financial considerations or any future entitlements. The Terra Firma Entitlement Company reserves the right to modify this plan without notice and in any manner they, in their sole direction, deem appropriate.

Exhibit 48 | Neighborhood Park Concept



VILLAGE C



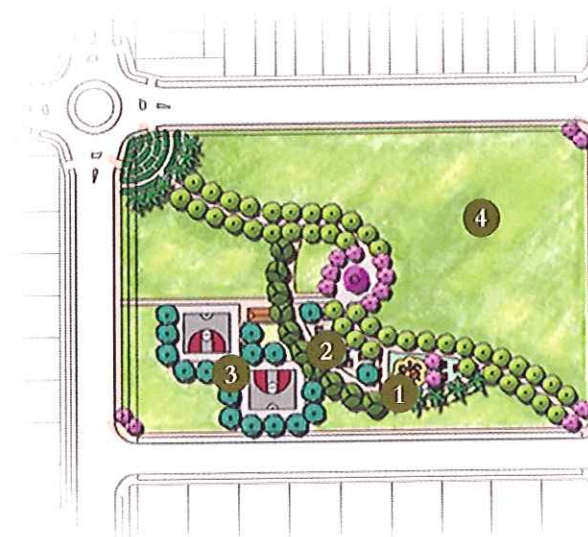
VILLAGE D



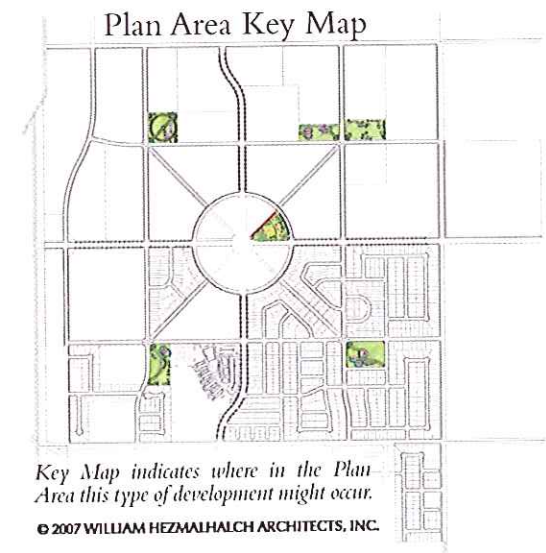
VILLAGE CIRCLE




VILLAGE A



VILLAGE B



Legend

project icon tree:
 Canary Island Date Palm or similar tree such as the California Fan Palm

- 1 tot lot with ADA accessibility
- 2 picnic tables with trash receptacles
- 3 sand volleyball/ half court basketball
- 4 informal play field

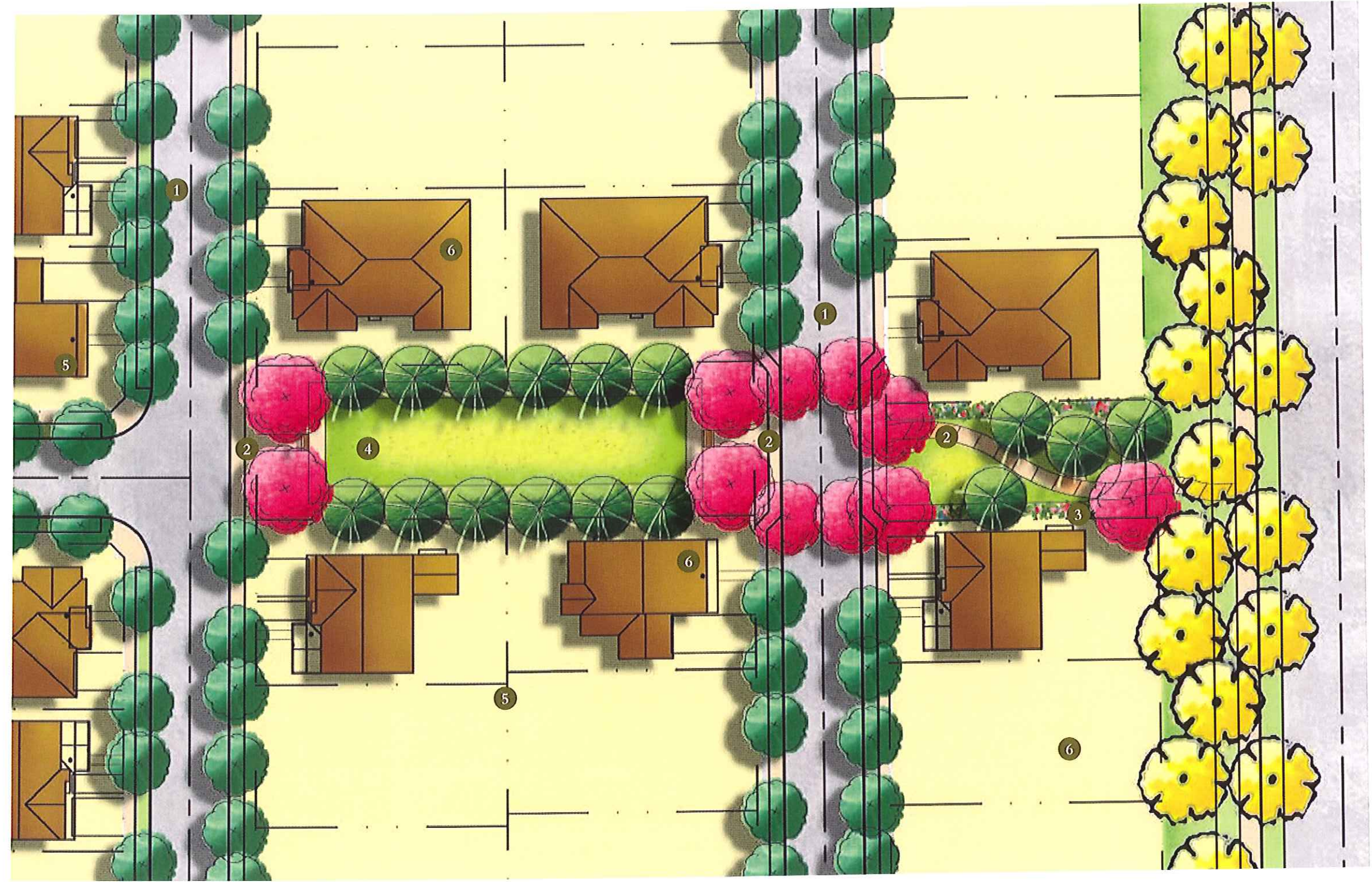
not to scale

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Exhibit 49 | Conceptual Rendering of Neighborhood Park



Exhibit 50 | Pocket Park Concept



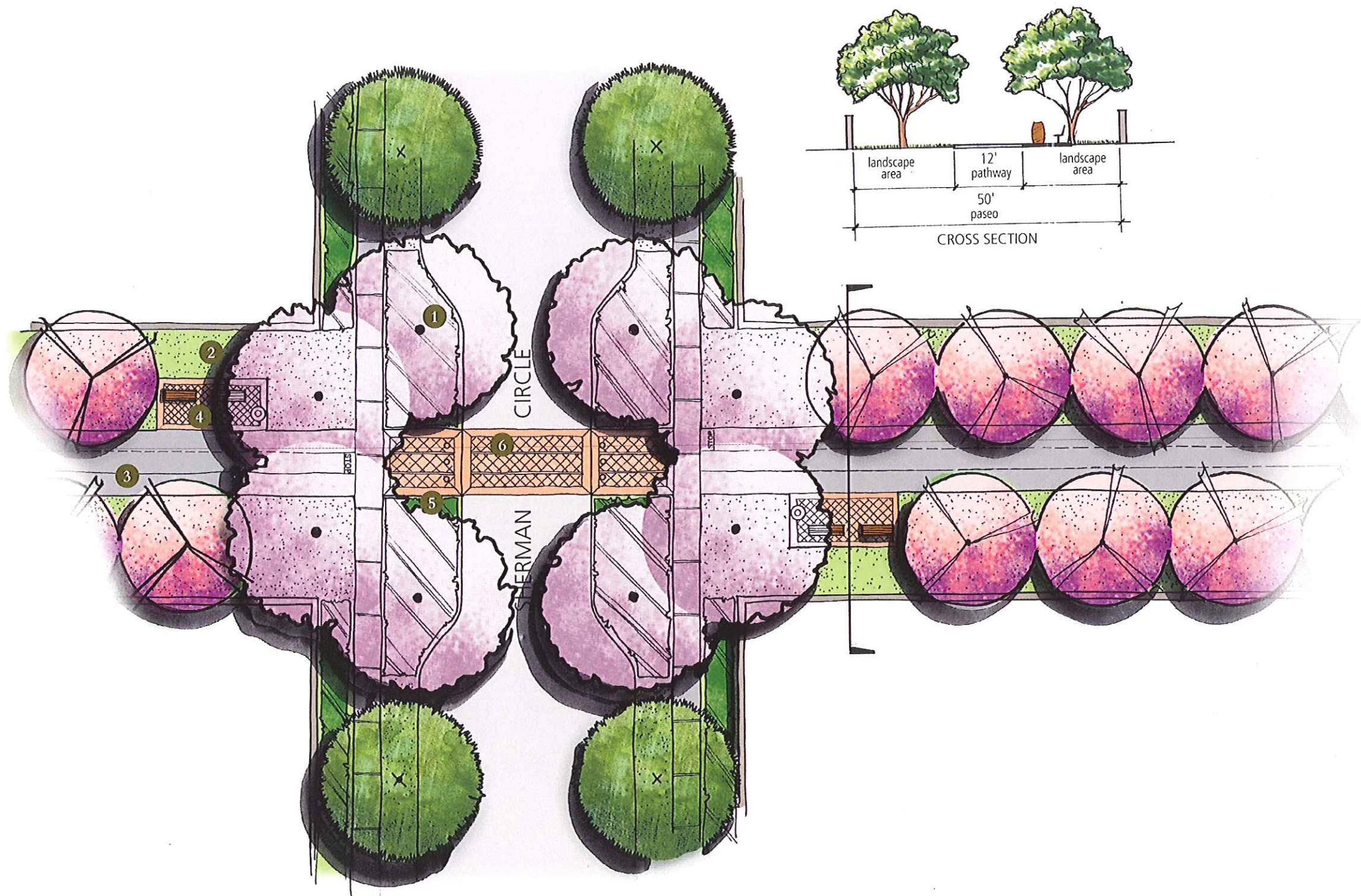
Legend

-  paseo/ street tree
-  pocket park tree
-  street tree
-  paseo/ street
-  pedestrian connection to paseo
-  shrubs & groundcover
-  informal turf area
-  property line
-  residence

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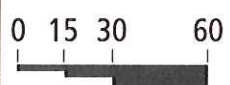
Exhibit 51 | Paseo Concept, Cross Section & Street Crossing



Legend

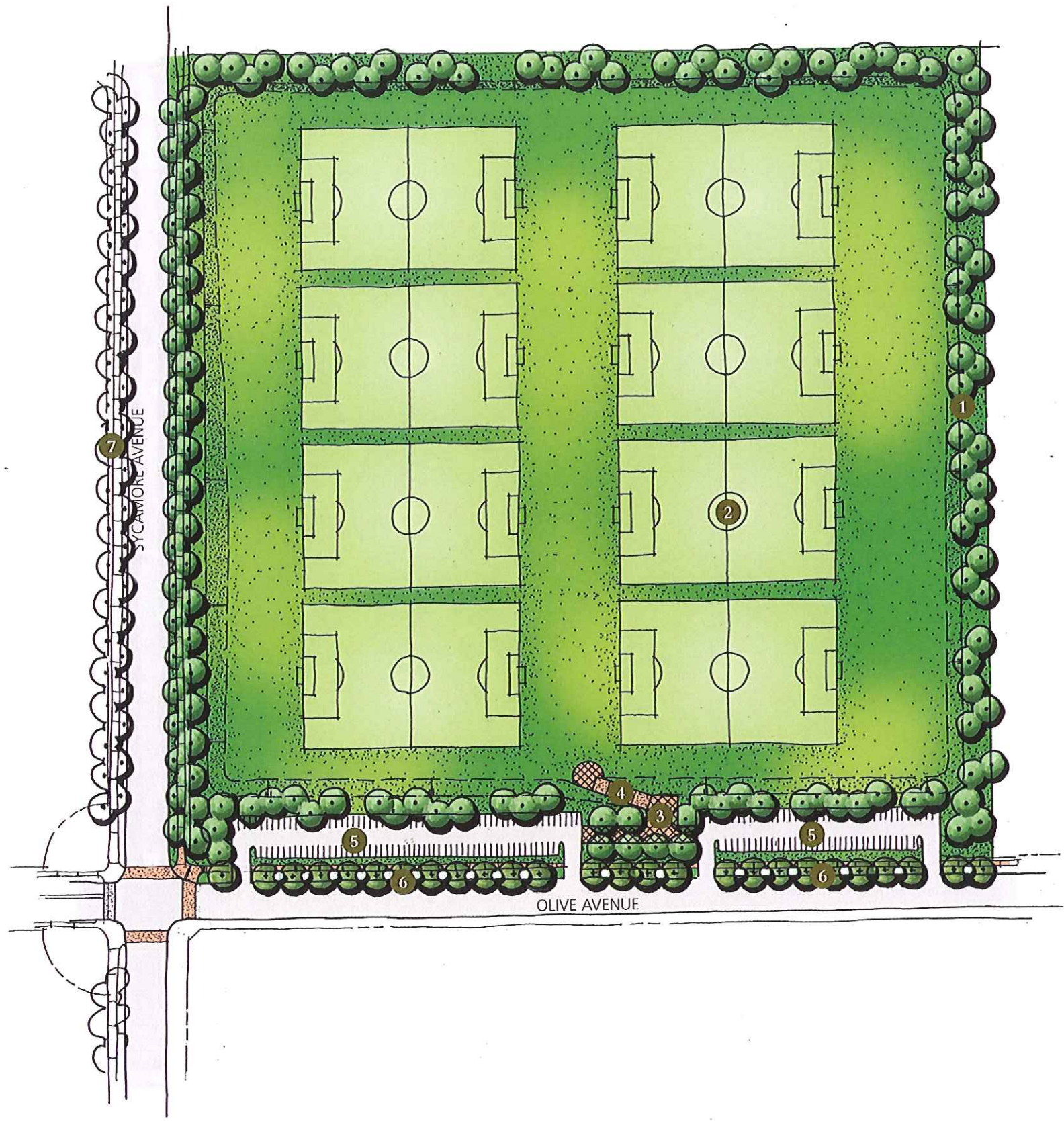
-  paseo tree (flowering deciduous)
-  village theme tree at gateway
-  street tree
-  1 shrubs at crossing parkway
-  2 turf or low-growing bunch grass
-  3 12' wide bike/pedestrian pathway
-  4 off-path rest area
 - benches
 - trash receptacle
-  5 enhanced paving at parkway with bollards with knox locks
-  6 enhanced paving at crosswalk

note: Residential interface at paseo varies. Residential uses may front or side on, or include a rear wall.



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Exhibit 52 | Detention Basin Concept



Legend

- 1 6:1 slope surrounding detention basin
- 2 regulation adult soccer fields
- 3 restroom facilities
- 4 ADA access ramp & landing
- 5 potential parking facilities
- 6 Olive Avenue streetscape
- 7 Sycamore Avenue streetscape

not to scale

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Chapter 6

Public Facilities
and Services

Public Facilities and Services

6.1—OVERVIEW OF PUBLIC FACILITIES

Providing for adequate infrastructure to serve The Villages of Patterson is necessary for successful development of the project and to ensure the project does not burden existing residents. The City of Patterson will provide the water, wastewater and storm drainage facilities necessary to serve the Plan Area consistent with current infrastructure planning efforts. This Chapter describes and illustrates, at a concept level, how and where these infrastructure services will be provided within the Plan Area.

The conceptual water, wastewater and drainage plans provide a schematic approach to identifying the routing and location of the public facilities within the Plan Area. Although the tentative maps and future detailed improvement plans will determine the exact sizing and location of the facilities, the design of the infrastructure improvements shall follow closely to the facilities illustrated in the conceptual water, wastewater and drainage plans provided in this chapter.

6.2—WATER

The City of Patterson will provide potable water supply services for the Plan Area. The water supply distribution piping network will be looped into the City water system in accordance with the 2001 Water Master Plan. This includes 12- to 24-inch water transmission lines in addition to the local 8- and 10-inch distribution lines needed to serve the individual parcels within the Plan Area.

The City is currently served by deep wells and a limited portion of the Plan Area may initially be developed using existing and currently planned wells. Upon full development of The Villages of Patterson it is anticipated that two (2) new additional wells will need to be completed as part of the water system which will serve

the Plan Area. It is also anticipated that a storage tank and booster station may be needed sometime in the future, after approximately one half of the Plan Area is developed.

Currently the practice of the City is to require the developer to construct all of the water lines necessary to serve the proposed development and to reimburse the developer for construction of water lines, greater than eight (8) inches, and other large facilities.

The Villages of Patterson will be subject to the same requirements as other parts of the City served by the City of Patterson Water System. Water supply issues will be addressed per the City's Urban Water Management Plan. The proposed water distribution system is illustrated in **Exhibit 53, Master Conceptual Water Plan**.

6.3—WASTEWATER

The City of Patterson will provide wastewater services for the Plan Area. The Plan Area may be developed using existing capacity in the wastewater treatment plant.

The sewage flows for the Plan Area between Walnut and Olive Avenues will be collected in a 16-inch sewer main in Sycamore Avenue between Walnut and Olive Avenues. The 16-inch main will connect to an existing sewer trunk line in Walnut Avenue that leads directly to the wastewater treatment plant. Sewage flows for the Plan Area between Olive and Eucalyptus Avenues will be connected to a 12-inch main in Sycamore Avenue, between Olive and Eucalyptus Avenues and transferred to the 16-inch Sycamore Avenue main through a sewer lift station located at the intersection of Olive and Sycamore Avenues. This lift station is necessary to be able to maintain pipe cover for the collection system north of Olive Avenue and to pass sewage flows around the 96-inch storm drain line in Olive Avenue. The proposed wastewater collection system is illustrated in **Exhibit 54, Master Conceptual Wastewater Drainage Plan**.

6.4—STORMWATER

The City of Patterson will provide stormwater services including collection, transmission and disposal of stormwater for the Plan Area. Stormwater runoff from Salado Creek and the City of Patterson is transmitted to the San Joaquin River through the Salado Creek drainage system. The Salado Creek watershed lies west of the City of Patterson in the Diablo Range. A significant portion of the higher stormwater flows from Salado Creek upstream of the City are diverted into the Delta Mendota Canal and virtually all of the City generated stormwater runoff is detained prior to entering the Salado Creek drainage system. The other watershed that influences the project is Del Puerto Creek. Del Puerto Creek watershed also lies west of the City of Patterson in the Diablo Range. Portions of the site are in AO and B Zones described in the Flood Insurance Rate Maps. The extreme event overland flows from Del Puerto Creek watershed will be managed by site grading, storage and diversion.

The Salado Creek drainage system includes the 96-inch Olive Avenue Pipeline between State Highway 33 and the San Joaquin River, the westerly portion of which runs through The Villages of Patterson Plan Area. Because of the above mentioned upstream stormwater diversion of Salado Creek and upstream detention, the 96-inch pipeline has capacity to also transmit detained stormwater from the Plan Area to the San Joaquin River. The City has constructed a stormwater detention basin at Olive and Sycamore Avenues to accommodate stormwater from a portion of the existing City. Stormwater from this detention basin will be transmitted to the San Joaquin River through the 96-inch Olive Avenue pipeline. Stormwater from the Plan Area will be collected and transmitted to the existing basin constructed by the City. The basin will be enlarged to accommodate the increased storm drain runoff from the Plan Area. The detained stormwater will be transmitted to the San Joaquin River through the 96-inch Olive Avenue line using the same system constructed for the City basin. Refer to **Exhibit 55, Master Conceptual Stormwater Drainage Plan**.

6.5— GRADING

There are currently three (3) flood zone designations in the planning area. These are shown on the 1989 National Flood Insurance Program Flood Insurance Rate Maps (FIRM). The current designations are Zone AO (1), Zone B and Zone C. Zone AO (1) is a designation of flooding of an average of one (1) foot. Zone B is the zone between the 100-year and 500-year designated flood zones and has average depths of one (1) foot or less. Zone C is areas of minimal flooding.

The grading concept for this development is to direct the 100 year flood event into two (2) streets. The preliminary hydraulic design for the project specifies that the proposed Garcia Way and reconstructed Olive Avenue be designed to convey the flood flows within the roadway slopes. A formal revision of the FEMA flood hazard mapping will be completed to reflect the modified flood zones.

To comply with the National Flood Insurance Program and City of Patterson policies, the development would be required to ensure that the elevation of all residential finished floors on lots immediately adjacent to the 1-percent chance floodplain (within the new AO Zone) are at least one (1) foot above the new 100-year flood elevation.

The elevation of all residential finished floors within the new Zone B designated areas shall have the lowest floor elevation, including basement, elevated above the highest adjacent grade at least two (2) feet (as measured from the flow line of the gutter). This is consistent with General Plan Policy VII.B.2 which states that all new residential development shall be constructed so that the lowest floor elevation is at least 12 inches above the 100-year flood.

The elevation of all residential finished floors within the new Zone C designated areas are not required to have any mitigation measures based on information outlined under the City municipal code or General Plan Policy since these areas do not fall within the boundary of the 100-year or 500-year flood.

6.6— POLICE SERVICES

The City of Patterson contracts with the Stanislaus County Sheriff's Department for the provision of police services. The Sheriff (Patterson Police Services) provides law enforcement services within the city limits. It has shared first response protocol with the County Sheriff's Department for life-threatening emergencies to areas outside the city limits, but in close proximity to the City. The developers are planning for a potential future police satellite station in conjunction with the proposed fire station in Planning Area 50.

The Police Department is located at 344 West Las Palmas Avenue and includes services such as the administrative offices, investigative bureau, volunteer training facilities, community services, computer information services, and a central dispatch office.

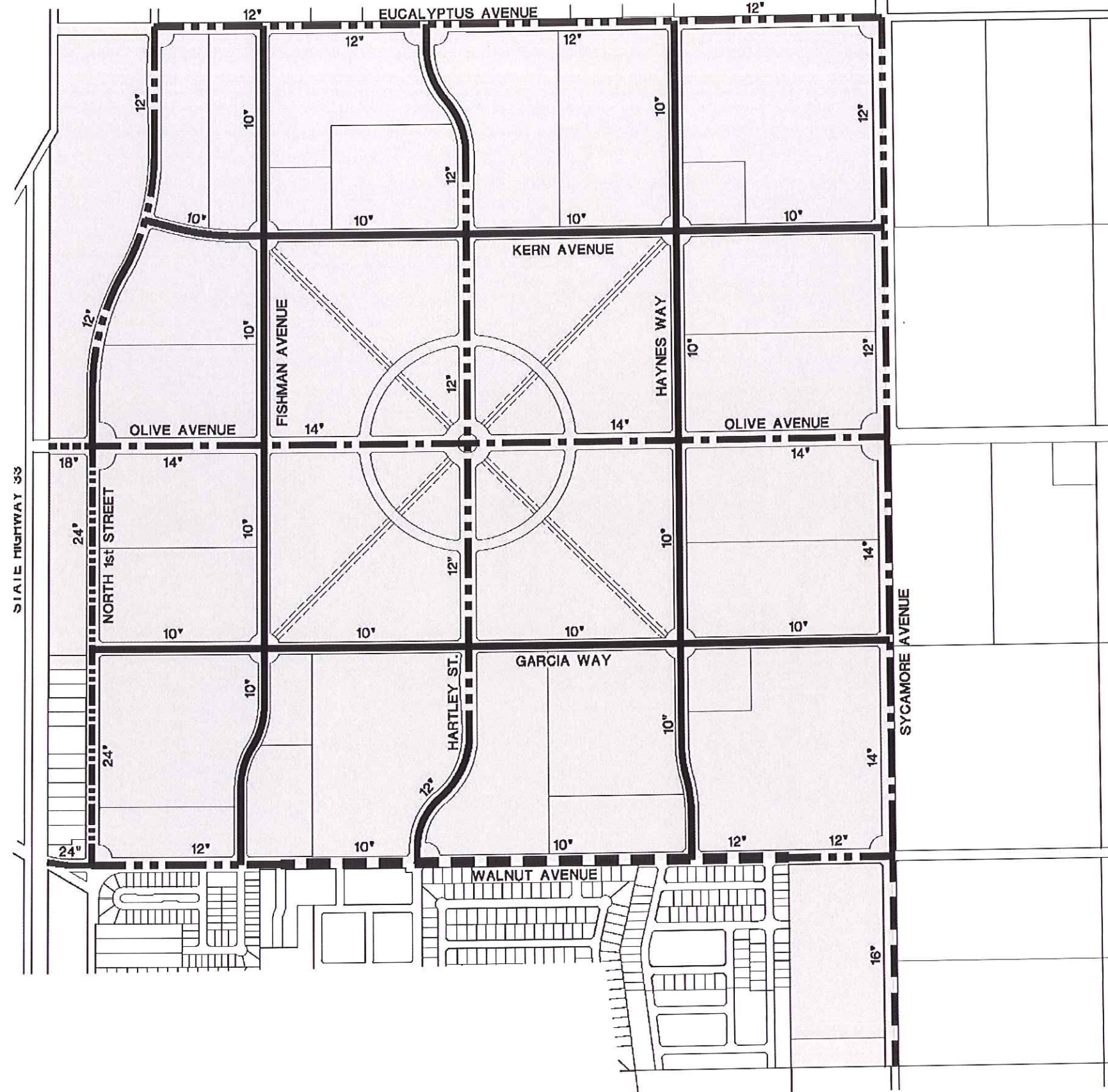
A major design consideration for the Plan Area is to assist policing efforts to ensure the safety of its residents. One (1) safety measure is orienting home frontages towards schools and parks as much as possible. This will be implemented through creative site planning and incorporated into various neighborhoods within The Villages of Patterson.

6.7— FIRE PROTECTION









There is currently one (1) fire station that serves Patterson and another is being planned for the West Patterson Business Park area. The Plan Area provides for a future fire station to be located in Planning Area 50 which will provide for a better response time for services to the east side of State Highway 33. This location will allow for better response time for all of Patterson east of State Highway 33. This will be the first fire station located east of Highway 33 in Patterson. It is anticipated that funding for the fire station station will be acquired through The Villages of Patterson Community Facilities District (CFD).

Exhibit 53

Master Conceptual Water Plan



Legend

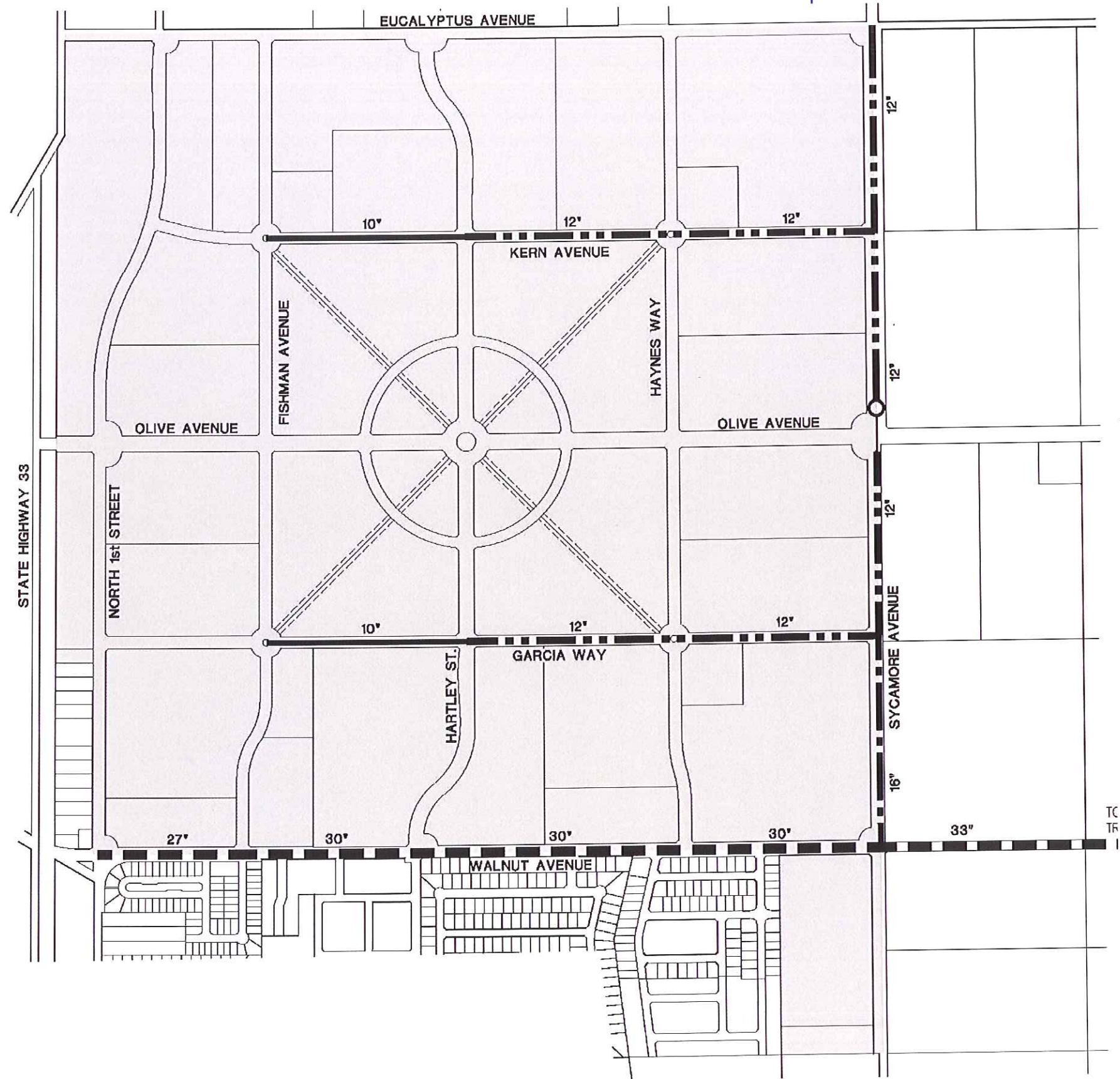
-  water service area
-  existing waterlines (size varies)
-  proposed 24" (diameter) water main
-  proposed 18" (diameter) water main
-  proposed 16" (diameter) water main
-  proposed 14" (diameter) water main
-  proposed 12" (diameter) water main
-  proposed 10" (diameter) water main

note: Water information represented in this diagram is conceptual only. Future 8" pipe or smaller not shown.



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Exhibit 54 | Master Conceptual Wastewater Plan



Legend

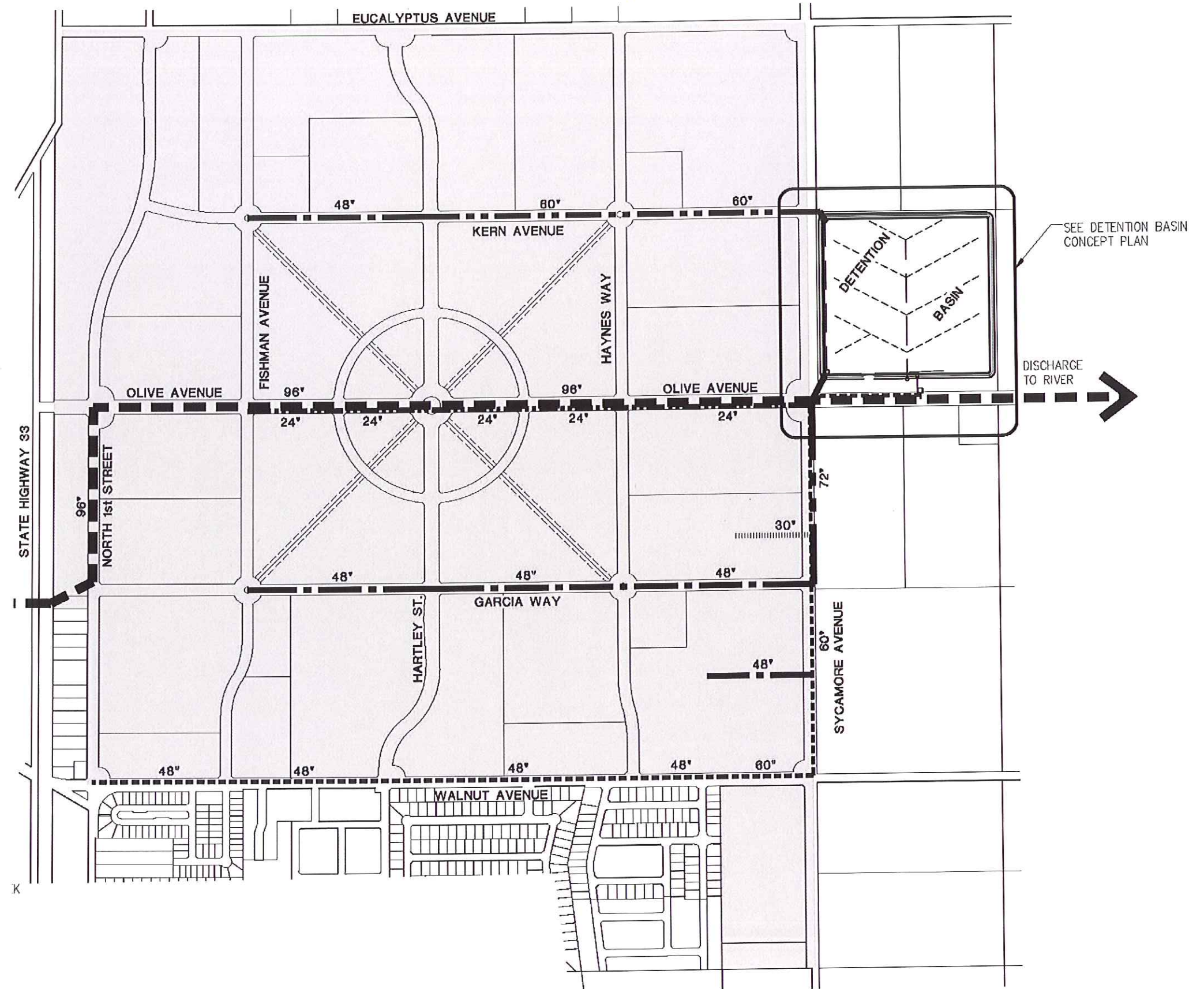
- proposed pump station
- wastewater collection zone
- existing sewer pipe (size varies)
- proposed 16" (diameter) sewer pipe
- proposed 12" (diameter) sewer pipe
- proposed 10" (diameter) sewer pipe

note: Wastewater information represented in this diagram is conceptual only. Future 8" pipe or smaller not shown.



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Exhibit 55 | Master Conceptual Stormwater Drainage Plan



Legend

- storm drainage area
- existing 96" (diameter) Salado Creek
- existing Northeast storm drain (size varies)
- proposed 24" (diameter) storm drain
- proposed 30" (diameter) storm drain
- proposed 48" (diameter) storm drain
- proposed 60" (diameter) storm drain
- proposed 72" (diameter) storm drain

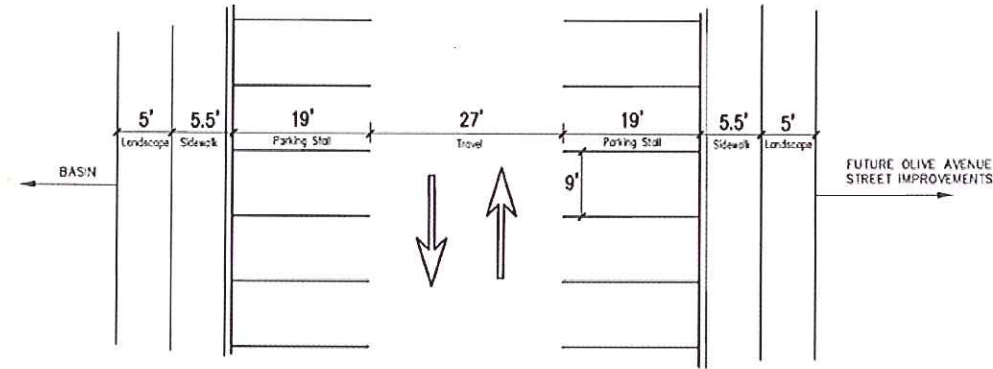
note: Drainage information represented in this diagram is conceptual only.



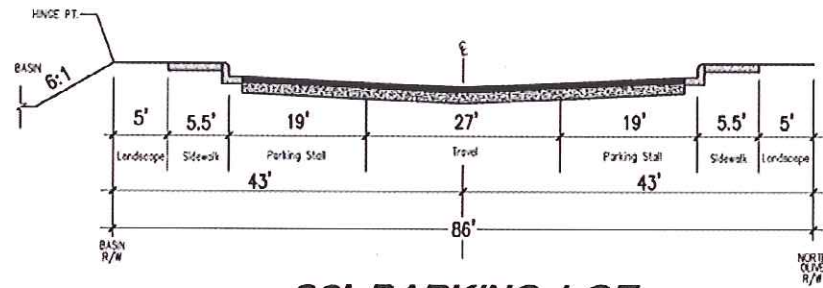
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Exhibit 56 | Conceptual Drainage Plan for Detention Basin



PLAN VIEW

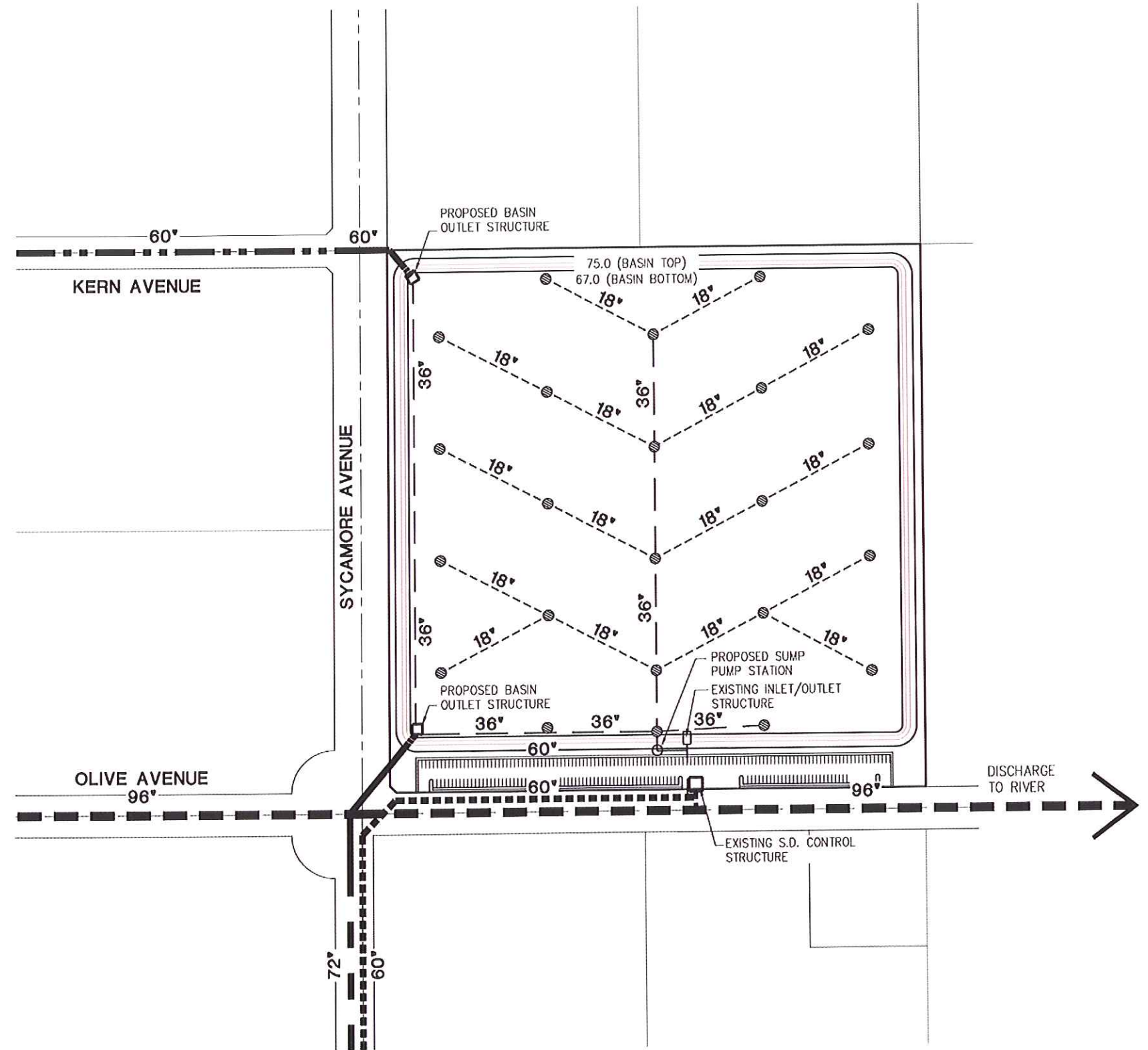
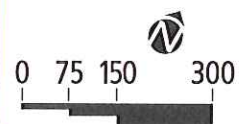


86' PARKING LOT
PARKING LOT - BASIN ACCESS (TYP)
N.T.S.

Legend

- existing 96" (diameter) Salado Creek
- - - existing Northeast storm drain (size varies)
- proposed 30" (diameter) storm drain
- proposed 48" (diameter) storm drain
- proposed 60" (diameter) storm drain
- proposed 72" (diameter) storm drain

note: Drainage information represented in this diagram is conceptual only.



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Chapter 7

Implementation

Implementation

7.1—DEVELOPMENT PROCESS AND ENVIRONMENTAL IMPACT REPORT

The process shall include, but is not limited to the City of Patterson's approval of the City Environmental Impact Report (EIR)/CEQA Review.

Certification of a final EIR must occur prior to the City's approval of any of the project applications listed below.

- General Plan Amendment with Rezone
- Pre-zoning to Planned Development Overlay
- Approval of The Villages of Patterson Preliminary and Final Development Plan
- The City application to Local Agency Formation Commission (LAFCo) for sphere of influence modifications for part of the Plan Area and annexation for the entire Plan Area
- Approval of development agreement(s) between the City and applicant(s)
- Approval of the vesting tentative subdivision "A" map for the larger lots
- Approval of vesting tentative subdivision "B" maps
- Approval of annexation to a Mello-Roos District

Other approvals by LAFCo:

- Annex the project site to the City
- Remove property from the fire and irrigation districts and add to City service area
- Expand sphere of influence modifications
- Municipal Services Review (MSR)

The preliminary master plans illustrating the sewer, water and storm drainage will also be submitted during this process as part of the Development Plan to the City.

7.2—PHASING

The master developer anticipates at least two (2) phases for completion of development of The Villages of Patterson. Market conditions, infrastructure facility requirements, Williamson Act contract status, as well as landowner and developer interest will determine the timing of development of each phase.

Phase One would primarily involve land south of Olive Avenue. An integral part of Phase One is the early construction of affordable homes as well as market-rate homes. For example, single-family residential land uses are anticipated to be market-driven and must be sufficient to fund infrastructure through community facilities districts (Mello-Roos Districts). In addition, Village Circle land uses must be market-driven to be viable, as the neighborhood commercial center must directly respond to the added population in The Villages of Patterson. Some early land use may occur in the Village Circle area for the visitor center, professional office or studio uses, although population serving uses such as dry cleaners, convenience stores, day care center, and similar uses will likely occur at the end of Phase One.

The master developer will work with the City to create community enhancements outside of a solely market-driven process in Phase One. For example, a dual-use storm drainage/soccer fields facility at the northeast corner of Sycamore and Olive Avenues, collaboration with a bona fide very low income housing developer (such as the Self Help Enterprises) to provide low and very low income housing, several neighborhood parks, and two (2) school sites will be implemented.

Phase Two would primarily involve land north of Olive Avenue. As in Phase One, single-family residential land uses are anticipated to be market-driven and must be sufficient to fund infrastructure through community facilities districts (Mello-Roos Districts). It is anticipated that additional affordable homes will be developed at the same time as market rate single-family homes, as well as the development of a fire station and police satellite station and a third elementary school during Phase Two. Similarly, the Village Circle uses must be market-driven to be viable. Additionally, the master developer will work with the City to encourage job creating uses in the larger light industrial area available in Phase Two.

As the development concepts are refined, the Master Developer will work with the City to appropriately memorialize the Master Phasing program, perhaps in a vehicle such as a development agreement.

7.3—AFFORDABLE HOUSING PROGRAM

Affordable Housing Program

Both upon the application's acceptance as complete and in its current status, The Villages of Patterson Development Plan exceeded the affordable housing requirement for the City of Patterson in quantity and also by constructing affordable units instead of relying on in-lieu fees. The Villages of Patterson will provide 7.5% of its units as very low income, and 7.5% as low income for a total of 15% of the housing as affordable. The affordable housing requirement at the time of application and currently for the City of Patterson is 5.0% very low income, and 5.0% low income. Thus, The Villages of Patterson is creating a significant public benefit by exceeding the required affordable housing percentage, as well as building all of its affordable housing units versus paying the in-lieu fees.

Should a Developer or Builder other than the master developer, Terra Firma Entitlement Company or any of its affiliates, develop property within the boundary of The Village of Patterson Plan Area, they will be required to provide 7.5% of the total market rate units they develop for the very low income level, and 7.5% of the total market rate units they develop for the low income level.

Very Low Income Program

The master developer of The Villages of Patterson project will "team up" with a bona fide developer of very low income housing to provide affordable units to very low-income households in Patterson. Very low-income units will be constructed instead of relying on in-lieu developer fees. Very low income units will total no fewer than 7.5% of the total units in The Villages of Patterson project. Initially, the Master Developer will enter into a contract with Self Help Enterprises to develop approximately 120 rental units in two (2) phases to serve the very low income level. The very low income units will be developed at the same time that market rate units are being built. Self Help Enterprises will qualify the applicants and report the income qualifications to the master developer and the Planning Department with the City of Patterson on a quarterly basis. The Very Low income units will remain very low income in perpetuity. Initially, very low income units will be developed in Plan Areas 14 and 12 and will be located close to the future elementary (PA27) and middle (PA9) school and adjacent to a neighborhood park.

Very low income pricing requirements will be met by a land “write-down” by the master developer, in cooperation with Self Help Enterprises or similar agencies, and any other available government assistance, including that which is available from the City.

Low Income Program

The master developer of The Villages of Patterson project will utilize various strategies to provide units affordable to low income households in Patterson. Strategies may include teaming up with a bona fide developer of low income housing such as, but not limited to, Self Help Enterprises or Habitat of Humanity to provide such units or the introduction of manufactured homes. Low Income units will be constructed instead of relying on in-lieu developer fees, and will total no fewer than 7.5% of the total units in The Villages of Patterson Plan Area. Initially, the master developer will enter into a contract with Self Help Enterprises to develop and sell approximately 110 Single Family detached low-income homes under Self Help’s guidance. Self Help Enterprises will qualify the applicants and report the income qualifications to the master developer and the Planning Department within the City of Patterson on a quarterly basis. The low income units will be developed at the same time that market rate units are being built. Initially, low income units will be developed in Plan Areas 11, 13, and 15 and will be located close to the future elementary (PA27) and middle (PA9) school and adjacent to a neighborhood park.

Low income pricing requirements will be met by a land “write-down” by the master developer, in cooperation with Self Help Enterprises or similar agencies, and any other available government assistance, including that which is available from the City.

Please reference the Development Agreement entered into between the Master Developer and the City of Patterson for final affordable housing requirements.

7.4—SUBDIVISION APPROVAL PROCESS

This process follows the development process. Prior to the subdivision process, the vesting tentative “A” map may be approved and recorded. The subdivision process deals with the large individual parcels shown on the “A” map. After this process, vesting tentative “B” maps will need to be approved. The “B” map creates the lots and interior roadways. So, during this process, the final “A” and “B” maps (or A/B combination map) will be approved and recorded.

7.5—PUBLIC FACILITIES

Chapter 6 describes the “backbone” public facilities needed to accommodate the development of the Plan Area. Through the subdivision approval process developers will be required to install these together with each subdivision’s “in tract” improvements. As discussed in the phasing section, a developer’s obligation to install public improvements will be based on the timing and location of the proposed development, which may place proportionately greater burdens on those who develop first.

The developers within The Villages of Patterson Plan Area will finance the public improvements identified for the Plan Area. A reimbursement mechanism should be established to provide a means of reimbursing “First In” site-specific projects that would be required to oversize facility improvements.

7.6—FINANCING

The City of Patterson has used Community Facility District (CFD) or commonly referred to as Mello-Roos to finance major infrastructure improvements. It is contemplated that a CFD or similar financing mechanism will be used to finance designated infrastructure improvements such as roads, water, sewer, storm drainage, landscaping, community amenities or other such improvements.

7.7—MAINTENANCE

It has been the policy of City of Patterson to divide the responsibility for maintenance between the facilities that benefit the City as a whole (e.g., parks and arterial streets) from those that primarily benefit the residents of an area (e.g., local streets, landscaping and street lighting). Landscaping and lighting districts, established in conjunction with subdivision approval, have been the preferred means of funding the maintenance of those facilities benefiting area residents.

Within The Villages of Patterson Plan Area, the landscaping and lighting district of each subdivision will be responsible for the maintenance costs of its internal facilities (e.g., streets, street lights, landscaping, sound walls, storm drainage.) It is anticipated that The Villages of Patterson Homeowners Association may maintain various private and common areas and open space facilities, (e.g., paseos, pocket parks, private amenities, and other private common areas, etc.) The Master Developer reserves the right to establish a Homeowners Association as deemed appropriate.