



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 31, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
- A. Certification of the Environmental Impact Report
 - B. Amendment of the 1978 South Natomas Community Plan to add a 2.7+ acre park site
 - C. Amendment of the Natomas Corporate Center PUD to allow an additional 81,000 square feet of office and a 2.7+ acre park site
 - D. Amendment of City Agreement No. 83034 to allow additional office square footage and a park site (P83-333)

LOCATION: East of I-5, north of the Garden Highway, south of West El Camino Avenue, and west of the Bannon Slough.

SUMMARY

On May 2, 1985, the Planning Commission voted to recommended certification of the Final Environmental Impact Report for the South Natomas Community Plan Update and Related Projects and to recommend approval of the requested entitlements subject to conditions.

BACKGROUND INFORMATION

Although the environmental impact report identified unavoidable adverse impacts with regard to transportation, the Planning Commission after receiving comments and testimony on the EIR and the project respectively recommended approval of an additional 81,000 building square feet and the designation of a 2.7 acre park site. The Commission's recommended density of development (16,622 square feet/net acre) on the subject site exceeds the recommended Draft South Natomas Community Plan policy of a maximum of 16,500 building square feet/net acre.

In addition to conditions addressing transportation systems management and air quality, the Commission requested that the applicant hire and pay for a professional arborist to develop a comprehensive management plan for the 2.7 acre oak preserve and to provide dollars to the City for annual maintenance of the oak preserve. The Commission recommended that the applicant be credited for that portion of the 2.7 acre park site developable under the 1982 Development Agreement against the exactions to be collected on the additional 81,000 square feet.

The staff report to the Planning Commission is attached for the Council's information.

VOTE OF THE COMMISSION

By a vote of 7 ayes, 1 absent and 1 abstention, the Commission recommended certification of the EIR and approval of the requested entitlements subject to conditions.

RECOMMENDATION

The Planning Commission recommends that the Council adopt an intent to approve the following entitlements with the conditions listed below subject to identifying the overriding considerations:

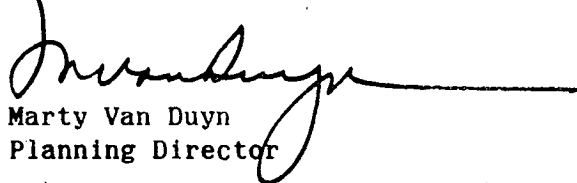
1. Certify the EIR.
2. Amend the 1978 South Natomas Community Plan to add a 2.7+ acre park site.
3. Amend the Natomas Corporate Center PUD to allow an additional 81,000 net building square feet of office and a 2.7+ acre park site subject to the conditions listed below and to the Natomas Corporate Center Development Guidelines.
4. Amend City Agreement No. 83034 to allow an additional 81,000 net building square feet of office and to dedicate (with credit not to exceed the exactions to be collected from the 81,000 square feet for that portion of the 2.7+ acres developable under the original development agreement) the 2.7+ acre oak regeneration area.

CONDITIONS OF APPROVAL: The applicant shall:

1. Amend City Agreement No. 83034 to include an additional 81,000 net building square feet of office building square footage and a 2.7+ acre park site. The dedication of the developable portion, as identified in City Agreement No. 83034, of the 2.7+ acre oak regeneration area shall be credited against but shall not exceed the exactions to be collected from the 81,000 square feet. The additional square footage shall be subject to the conditions and exactions of the Development Agreement.
2. Enter into an agreement in perpetuity with the City, to a) hire and pay a professional arborist to develop a comprehensive management plan for the oak preserve and b) to provide dollars to the City for annual maintenance of the oak preserve.
3. Pay for the cost (connection fees) of providing water to the site.
4. Enter into a contractual commitment to a transportation systems management association of landowners and employer tenants in the South Natomas office/business parks to finance and manage traffic mitigation measures as are suitable for South Natomas to attain level of service C or better in South Natomas and to mitigate air quality deterioration.

5. Submit for review and approval with each special permit application documentation demonstrating successful performance in implementation of TSM plans for the office park.
6. Submit for review and approval with each special permit application a transportation systems management plan.
7. Submit a letter from Regional Transit verifying that Regional Transit has been consulted with regard to the impacts of the development design on transit efficiency and effectiveness in serving the site.
8. Join other South Natomas office/business park developers and employer tenants in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the South Natomas Community Plan and EIR.
9. Pay fees to cover the costs of City monitoring of TSM plan implementation in South Natomas, including employee surveys and monitoring of preferential parking.
10. Cease construction, if at any time during construction artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
P83-333

June 10, 1985
District 1

MEETING DATE 5/2/85
 ITEM NO. 5 FILE P 03-333
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER AMEND PUD
Amend Dev. Agreement

Location: SE corner of I-5 and West El Tamino Avenue

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Bill Krum</u>	<u>KCS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Carolyn Baker / Pete Peterson</u>	<u>SVCA</u>

MOTION NO. 1

	YES	NO	MOTION	SECOND
Ferris	<u>Absent</u>			
Fong	<input checked="" type="checkbox"/>			
Goodin	<input checked="" type="checkbox"/>			
Holloway	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Ishmael	<u>Abstain</u>			
Ramirez	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Simpson	<input checked="" type="checkbox"/>			
Augusta	<input checked="" type="checkbox"/>			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

CITY OF SACRAMENTO
927 10TH STREET - SACRAMENTO, CA 95814

Project: Natomas Corporate Center (P83-333)
Owner/Applicant: Natomas Corporate Center Associates
7919 Folsom Boulevard, Suite 150, Sacramento, CA 95815
Assessor's Parcel: APN: 274-042-07, 11, 14, 16, 17, 19 and 225-236-65
Report By: DP:lr

APPLICATION:

- A. Certification of the Environmental Impact Report
- B. Amendment of the 1978 South Natomas Community Plan to add a 2.7+ acre park site
- C. Amendment of the Natomas Corporate Center PUD to allow an additional 81,000 square feet of office and a 2.7+ acre park site
- D. Amendment of City Agreement No. 83034 to allow additional office square footage and a park site

LOCATION: East of I-5, north of the Garden Highway, South of West El Camino Avenue, and west of the Bannon Slough.

PROPOSAL: The applicant is requesting the necessary entitlements to increase the amount of office building square footage by 81,000 and to add 2.7+ acres of park at a node in the Bannon Slough Parkway (Attachment A).

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1978 South Natomas Community Plan Designation:	Business and Professional Offices
Draft South Natomas Community Plan Designation:	Office Park
Existing Zoning:	Office Building (OB-PUD)
Existing Land Use:	Office structures and vacant
Adjacent Land Uses:	
North: Residential; (R-3 PUD)	
South: American River Parkway	
East: Bannon Slough, Mixed Use Development; (OB-PUD, R-2B PUD)	
West: I-5	
Property Area:	62+ acres
Significant Features of Site:	Proximity to I-5, American River Parkway, and the Bannon Slough, Oak Woodland

BACKGROUND INFORMATION: In December 1982, the subject site was approved for 793,313 square feet of office. The property is subject to a Development Agreement.

MARKET STUDY FINDINGS: As part of the cumulative assessment of the thirteen projects, Keyser Marston conducted an analysis of the market absorption rate for the proposed office (3,607,780 square feet), MRD (1,807,350 square feet), and residential (2,056 dwelling units) land uses within the context of the 1978 South Natomas Community Plan (SNCP) over a 20-year period.

- o Residential. The study concluded that all of the planned dwelling units could be absorbed within 9 years.
- o Commercial. The analysis concluded that more than twice as much commercial square footage is proposed and existing than could be absorbed over 20 years.
- o Office. The study concluded that South Natomas is considered a highly competitive location for office development within the City. The finding is predicated upon the following:
 - The high demand for high amenity suburban office space in the Sacramento area.
 - The ability of South Natomas to accommodate a substantial amount of new housing, particularly multi-family units.
 - The proximity to the sites to the freeway thereby providing freeway visibility.
 - The close proximity of South Natomas to the downtown and Metro Airport.

Although, as the EIR points out, 1) there is considerable vacant land suitable for office development throughout the region, 2) South Natomas may initially experience a modest absorption rate due to the lack of office identity and high vacancy rates, and 3) the projected land and lease costs are at the upper end of the scale, the market analysis concludes that 5.5 million square feet of office space could be absorbed in South Natomas within 20 years. This is less than the already approved and currently proposed 8+ million square feet.

- o MRD. The analysis concluded that South Natomas offered competitive advantages to other sites for high technology users because of access to major freeways and the ability of the plan area to accommodate a substantial amount of new housing. Although, as the EIR points out, 1) because the land and lease prices in South Natomas are expected to be in the upper range of regional prices it is likely that high tech manufacturing, assembly or distribution uses would not locate in the plan area and 2) the Sacramento region is expected to attract assembly MRD uses rather than administration uses, the market analysis concludes that 1.75+ million square feet of MRD uses could be absorbed in South Natomas within 7 years.

EIR FINDINGS: The EIR (South Natomas Community Plan Update and Related Projects SCH #8401094) analyzed the proposed project and found significant non-mitigable environmental impacts in that the project contributes to unacceptable levels of service at two intersections and along I-5 (Attachment B).

Traffic and Circulation:

- o The project will contribute to less than acceptable levels of service at six intersections, however, the project contributes significantly to the capacity deficiency of only one intersection in the p.m. peak hour.
- o The project may increase demand for bus/shuttle service during peak hours. The EIR identifies the following mitigation measures: transit subsidies, designing the project to facilitate pedestrian access to transit service, and providing bus shelters, turnouts and/or transit centers where necessary.

Water: City costs to provide water to the site will be approximately \$111,600. The EIR recommends that the City consider the possibility of charging connection fees that reflect the true cost that the system incurs and that standard on-site water conservation measures be implemented.

Air Quality: The project would result in an increase in the regional smog problem. The EIR recommends that the development be subject to measures identified in the 1982 Regional Air Quality Plan, including transportation systems management measures.

Biology: The eastern edge of the project site contains a portion of the Bannon Slough, a remnant bottomland forest habitat containing large valley oaks and supporting an abundance of oak regeneration. The bottomland forest habitat contains elderberry, valley oak, blackberry, laurel and wild rose. Previous project approvals on the site require retaining specified trees. The EIR recommends that 1) native vegetation be planted on the project site to encourage use of the area by native wildlife, 2) the bottomland forest habitat be dedicated to the City of Sacramento and that barriers to human and pet access be used to limit disturbance of the area, and 3) that construction be prohibited within the driplines of retained oak trees.

STAFF EVALUATION:

Land Use:

- o The applicant is requesting to be allowed to develop an additional 81,000 square feet of office and to carve out 2.7± acres of park/parkway corridor adjacent to the Bannon Slough.
- o The proposed land use is consistent with the Draft SNCP which recognizes the approved office entitlements of 1982 (Attachment C).
- o An analysis completed by the North Natomas consultants and based on industry standards, recommends 16,500 sq. ft./net acre as appropriate for office development. In 1982, the City granted development at 15,082 sq. ft./net acre for the subject site. The applicant is requesting entitlements that would result in development at 16.622 sq. ft./net acre.

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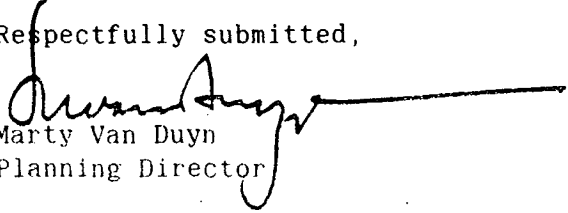
- o The EIR identifies an oak regeneration area on the site adjacent to the Bannon Slough. Development within the 1.8+ acre oak regeneration area could be prohibited and maintenance of the area mandated by the PUD development guidelines. Discussions with the City's Parks and Community Services staff suggest that the area could be better preserved if it were under City ownership. However, the staff indicated that there would be development (e.g., barriers) and annual maintenance costs associated with the park site.

STAFF RECOMMENDATION: Staff recommends that the Commission recommend that the City Council:

1. Certify the EIR.
2. Amend the 1978 South Natomas Community Plan to add a 2.7+ acre park site.
3. Amend the Natomas Corporate Center PUD to allow an additional 74,587 sq. ft. of office and a 2.7+ acre park site subject to the conditions listed below and the South Natomas Office Parks Development Guidelines.
4. Amend City Agreement No. 83034 to allow an additional 74,587 sq. ft. of office and to dedicate (without credit to total exactions) the 2.7+ acre oak regeneration area.

PUD Conditions of Approval: The applicant shall:

1. Participate in a transportation systems management program.
2. Amend City Agreement No. 83034 to include an additional 74,587 square feet of office building square footage and a 2.7+ acre park site. The dedication of the 2.7+ acre oak regeneration area shall not be credited against total exactions. The additional square footage shall be subject to the conditions and exactions of the Development Agreement.
3. Cease construction immediately if at any time during construction artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.
4. The applicant will enter into an agreement in perpetuity with the City, to a) hire and pay a professional arborist to develop a comprehensive management plan for the oak preserve and b) to provide dollars to the City for annual maintenance of the oak preserve.
5. Pay for the cost (connection fees) of providing water to the site.

Respectfully submitted,

 Marty Van Duyn
 Planning Director

MVD:DP:lr
 Attachments


















Summary of Environmental Impacts and Mitigation Measures
for Natomas Corporate Center

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<p align="center">A. <u>SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></p>		
<u>Land Use</u>		
Consistency with Relevant Land Use Policies	Inconsistent with 1978 SNCP policies on regional office development.	None available.
	Inconsistent with Draft 1984 SNCP policy to the extent that the increase in space increases the desirability of the site for uses that may otherwise locate downtown.	None available.
<u>Transportation</u>		
<u>Traffic</u>		
	The proposed project's increases in traffic contributes to unacceptable levels of service (incapable of feasible mitigation) at the following intersections:	
	W. El Camino Avenue/Northgate Boulevard	None available.
	Garden Highway/Northgate Boulevard	None available.
	I-5 Mainline Impacts	None available.
<u>Geology and Soils</u>		
	Loss of 62 acres of prime farmland from future production.	None available.
<u>Biology</u>		
	The collector road would fragment a large contiguous area of existing woodland which may result in a decrease in wildlife diversity.	None available.
<p align="center">B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></p>		
<u>Transportation</u>		
<u>Traffic</u>		
	The project would increase traffic and contribute to unacceptable levels of service (prior to mitigation) at the following intersections:	
	E. Gateway Oaks Dr./W. El Camino Avenue	No further physical improvements feasible, divert drivers to other routes.
	W. El Camino Avenue/NB I-5 off-ramp	No further physical improvements feasible, divert drivers to other routes.
<u>Transit</u>		
	Increased peak demand on RT for bus and shuttle service, potentially requiring greater seating capacity, more routes, or shorter headways.	Increase RT subsidies, recognize transit needs in project design, provide bus shelters and turncuts and provide transit centers as necessary.
<u>Air Quality</u>		
	Traffic increases not expected to produce any violations of carbon monoxide standards. Increased project-related emissions would contribute to violations of state and federal ozone standards.	Implement measures identified in the regional 1982 Air Quality Plan.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<p>B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL - Continued</u></p>		
<u>Noise</u>	<p>Predicted on-site Ldn of 64-75 dB. Land use/noise compatibility category "C" (use should be discouraged; if permitted, noise reduction measures required).</p>	<p>Use building design and materials to provide 25-30 dB reduction of outdoor noise levels.</p>
<u>Energy</u>		
Electricity	<p>Peak demand of 7,900 kilowatts; demand could be served by existing substation.</p>	<p>Implement SMUD's Conservation Load Management Measures.</p>
<u>Biology</u>	<p>Loss of bottomland forest habitat along Bannon Slough.</p>	<p>Preserve Bannon Slough by implementing a 40-foot-wide easement beginning at the outer edge of the slough.</p>
	<p>Bike trail could result in removal of understory vegetation and encourage human and domestic animal use of the slough area, which would reduce the value of the habitat for wildlife.</p>	<p>Locate the bike trail outside of the slough. Barriers to human and pet access along the slough to limit disturbance of retained habitat. Provide only a limited number of access points for hikers.</p>
	<p>Construction activities and landscaping could threaten mature oak trees that are retained.</p>	<p>Protect retained mature trees.</p>
	<p>Exotic wildlife species may inhabit the area unless native vegetation is used for landscaping.</p>	<p>Use native vegetation for landscaping.</p>
<p>C. <u>LESS THAN SIGNIFICANT IMPACTS</u></p>		
<u>Land Use</u>		
Proposed Uses	<p>Addition of 81,000 sf of office space to an already approved 793,313 sf office park, and 2.7 acres of parkland along Bannon Slough would be dedicated to the City.</p>	<p>None.</p>
Conflicts with Adjacent Uses	<p>Project implementation would not involve a significant change in planned on-site use, so no additional conflicts would be anticipated.</p>	<p>None.</p>
Market Feasibility	<p>Market demand exists in South Natomas to support the 81,000 sf of office space.</p>	<p>None.</p>
<u>Population</u>	<p>No on-site population would result. "Worst case" indirect population impact of 284 persons (resulting from "new jobs" to the region).</p>	<p>Provide additional housing elsewhere in the City or County.</p>
<u>Housing</u>	<p>No dwelling units are proposed for the site. Indirect "worst case" demand for 284 housing units would be created. Indirect demand would probably occur elsewhere in the Sacramento area regardless of project implementation.</p>	<p>Conduct a regional jobs/housing balance study.</p>
<u>Public Facilities and Services</u>		
Water	<p>The entire (approved and proposed) project would require approximately 111,600 gpd of water. Service provision would cost the City an estimated \$111,600.</p>	<p>Implement standard water conservation measures. Investigate alternative means for financing water system expansion.</p>

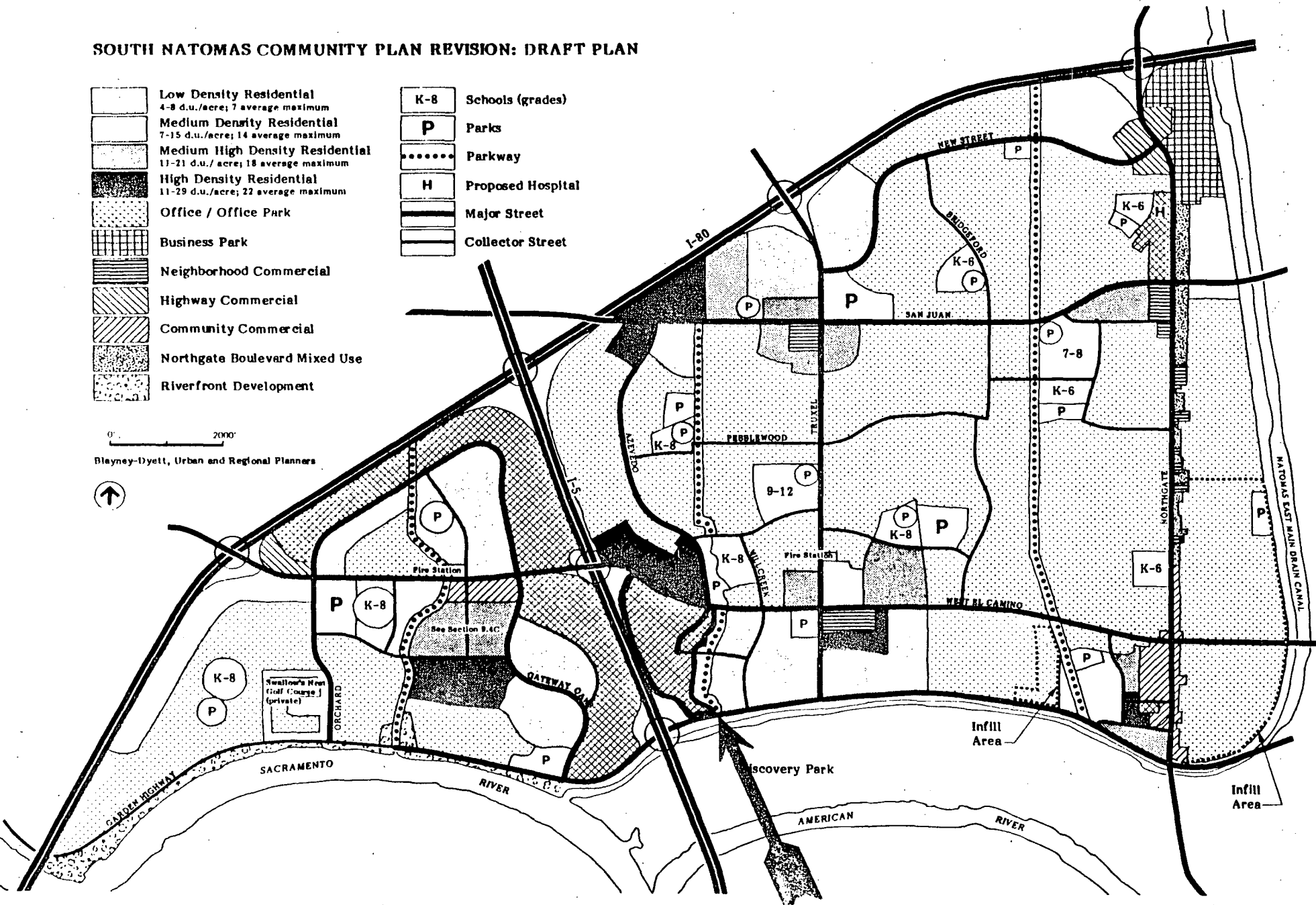
IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<u>C. LESS THAN SIGNIFICANT IMPACTS - Continued</u>		
<u>Public Facilities and Services - Continued</u>		
Sewer	Peak wet weather wastewater flow for the entire project would be 100,440 gpd.	None.
Solid Waste	The entire site would generate 8,743 lbs/day of solid waste.	Recycle office paper.
Police	The additional square footage of office space would not impact police service.	None.
Fire	No adverse impacts are anticipated.	None.
<u>Transportation</u>		
Local Circulation	No adverse impacts are anticipated.	None.
Bicycle/Pedestrian Access	Slightly increased traffic volumes would result in somewhat higher impedance of bicycle and pedestrian movements.	Provide bicycle and pedestrian crossings and overcrossings.
<u>Energy</u>		
Natural Gas	No anticipated adverse impacts.	None.
<u>Hydrology, Drainage, and Water Quality</u>		
Storm Drainage	Increased office space of site would not change storm drainage flows. Dedication of park acreage would slightly reduce total storm drainage flows. Site storm drainage flows would contribute to Natomas Main Drainage Canal flows.	One-time charge to help finance drainage system improvements by Reclamation District 1000.
<u>Aesthetics</u>		
Cultural Resources	The site is considered to be of low sensitivity for cultural resources.	Monitor construction activities.
<u>D. BENEFICIAL IMPACTS</u>		
<u>Employment</u>		
	Build-out of the project would result in 360 direct jobs and 945 direct and secondary jobs with positive impacts on unemployment. About 87 person-years of construction employment generated. If jobs not provided on-site, they would probably be provided elsewhere in the region.	None.
<u>Public Facilities and Services</u>		
Parks	Project includes dedication of a 2.7-acre park site on Bannon Slough.	None.

SOUTH NATOMAS COMMUNITY PLAN REVISION: DRAFT PLAN

- | | | | |
|---|---|---|-----------------------------|
|  | Low Density Residential
4-8 d.u./acre; 7 average maximum |  | K-8 Schools (grades) |
|  | Medium Density Residential
7-15 d.u./acre; 14 average maximum |  | P Parks |
|  | Medium High Density Residential
11-21 d.u./acre; 18 average maximum |  | Parkway |
|  | High Density Residential
11-29 d.u./acre; 22 average maximum |  | Proposed Hospital |
|  | Office / Office Park |  | Major Street |
|  | Business Park |  | Collector Street |
|  | Neighborhood Commercial | | |
|  | Highway Commercial | | |
|  | Community Commercial | | |
|  | Northgate Boulevard Mixed Use | | |
|  | Riverfront Development | | |

0' 2000'

Blaney-Dyett, Urban and Regional Planners



AMENDED BY STAFF

DEVELOPMENT GUIDELINES

NATOMAS CORPORATE CENTER
(P83-333)

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Section II Procedures for Approval

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Section IV Environmental Standards

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Section VII Sign Criteria and Regulations

Section VII Issuance of Building Permit

Section VIII Building Occupancy

I. PURPOSE AND INTENT

Natomas Corporate Center is a planned unit development. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the Natomas Corporate Center Architectural Review Committee. Natomas Corporate Center shall establish and maintain an architectural review committee established by the declarants and providing for successors which shall be set forth in the respective CC and R's governing the individual office parks. The Architectural Review Committee shall adhere to the following objectives in reviewing the development plans:

- 1. To provide adequate natural light, pure air and safety from fire and other dangers.
- 2. To minimize congestion due to vehicular and pedestrian circulation within the project area.
- 3. To preserve and enhance the aesthetic values throughout the project.
- 4. To promote public health, safety, comfort, convenience and general welfare.

These Development Guidelines shall incorporate the Schematic Plan for Natomas Corporate Center approved by the Sacramento City Council by Resolution Nos. 83-034 and ___-___. These guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more restrictive than the City Ordinance. Any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

II. PROCEDURES FOR APPROVAL

Development of parcels in PUDs are subject to special permit approval by the City Planning Commission. Special permit development plans shall be in conformance with the schematic plan and PUD guidelines approved by the City Council.

A preliminary review of special permit applications may be required when the City determines that such review, by City, County, State and other agencies, is essential to a thorough review.

The following information shall be submitted with a special permit application:

- 1. Names and address of builder, contractor, developer, and architect.
- 2. Project site plat with dimensions taken from signed recorded plat.
- 3. All submissions must include topography showing existing grades and proposed grades at one foot intervals with spot elevations as required to clarify drawings, also show building corner elevations and floor landscaping.
- 4. Proposed landscaping, including automatic irrigation system.
- 5. Retaining walls.

- 6. Locations and details of temporary and permanent signs, including dimensions.
- 7. Temporary and permanent fences.
- 8. Front, side, and rear setbacks from building to property lines.
- 9. Easements and rights-of-way.
- 10. Pipes, berms, ditches, swales.
- 11. Driveways, parking areas, pathways, and lighting, existing and proposed.
- 12. Locations and details of benches and patios.
- 13. Exterior storage and screening devices for trash, mechanical and communications equipment, and meters.
- 14. Location of light poles and transformers, with height and type indicated.
- 15. Sewer alignments and location of manholes and inverts.
- 16. Mailboxes, if any.
- 17. Roof projections and/or roof plan and screening treatment.
- 18. Land use distribution, percent and square footage of site used for the following:
 - o Building pad;
 - o Surface parking and any other paved area;
 - o Landscaping (includes private sidewalks and patios).
- 19. Building elevations for all sides and height to top plate and top of roof.
- 20. Location of existing and proposed buildings.
- 21. Street names and right-of-way widths.
- 22. Cross sections of structures indicating relationship to adjacent buildings and roadways.
- 23. Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.
- 24. Bar scales on all plans.
- 25. Written approval of the pertinent Architectural Review Committee.
- 26. Phasing scheme and proposed timing schedule for buildout.

27. Written documentation of consultation with Regional Transit regarding the impacts of the development design on transit efficiency and effectiveness in serving the site.
28. A transportation systems management plan.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. The overall net building square footage in the OB zone in Natomas Corporate Center shall not exceed 874,313 square feet.
2. The minimum building size shall be 40,000 square feet, with the exception of the two structures located at the northern entrance of the Natomas Corporate Center schematic. The minimum individual tenant space utilization shall be 2,500 square feet.
3. A structure less than 40,000 square feet may be allowed by special permit if:
 - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - b. The structure will house a uniquely desirable single tenant.
 - c. After 5 years or 50 percent of each office park's land area has been developed, whichever occurs first.

B. The office parks are intended to house large corporate office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted. Examples include:

1. Corporate and regional headquarters.
2. Communication companies such as broadcasting station offices, broadcast audience research and public opinion poll companies, cable television companies and telegraph and cablegram companies.
3. Banking and other financial operations.
4. Insurance companies.
5. Computer programming, data processing and other software services.
6. Telecommunication exchanges.

Research and development uses in the fields of electronics, communications, medical, data processing and computer technologies, environmental control, measuring devices, scientific instrumentation, and advanced engineering research shall be allowed. However, such uses shall not include the manufacture or assembly of the products derived from the research or development process.

- C. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.

IV. ENVIRONMENTAL STANDARDS IN THE OFFICE ZONE

A. General

All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed so as to create a desirable environment for the intended use and relate harmoniously to other buildings and to adjacent residential communities.

B. Landscaping

1. General: Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.
2. Minimum Landscaping Coverage per Project: Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 25 percent in the office zone. However, in the case of a single story office structure, the minimum landscaping coverage shall be 20 percent. Note: Landscaping within the I-5 scenic corridor does not count toward the minimum landscape coverage requirement.
3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the Natomas Corporate Center approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the planning department.
4. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover.
5. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
6. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.
7. Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a build-

ding permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.

8. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
9. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

Boundary landscaping is required on all interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the required number of trees. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover.

10. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.
11. The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.
12. Grading, trenching, cutting, filling, stacking of construction materials, and parking of equipment and vehicles within the dripline of the trees identified in the tree legend for Natomas Corporate Center (originally Creekside).

C. Pedestrian Circulation

Primary and secondary walkways shall be designed indicating a relationship with street access, bus stops, parking areas, adjacent structures and abutting properties through the boundary landscaping. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. Pedestrian walkways and bikeways shall be landscaped to provide shade in the summer.

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Required off-street parking shall be provided on the site served.

3. Parking Requirements:

a. Office (OB Zone)

- 1) One automobile parking space for each 250 square feet of gross floor area.
- 2) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.
- 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.

c. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.

d. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.

Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surfaced depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stop will be permitted. A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.

e. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.

f. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

E. Exterior Lighting:

1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

3. Lighting shall be oriented away from the properties adjacent to the PUD.
4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:

1. Purpose and Intent. It is the intent of these restrictions to prevent any use of the office parks which may create dangerous, injurious, noxious or otherwise objectionable conditions.
2. Nuisances. No nuisance shall be permitted to exist in the business parks. The term "nuisance" shall include, but not be limited to, any of the following: any use which:
 - a. Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere which may adversely affect the health, safety or welfare of persons working at the business parks or residing in adjacent neighborhoods.
 - b. Discharges of liquid or solid wastes or other harmful matter into any stream, river or other body of water which may adversely affect the health, safety or welfare of those working at the business parks or residing in adjacent neighborhoods.
 - c. Exceeds permissible noise levels as established by the City of Sacramento.
 - d. Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.

V. BUILDING STANDARDS IN THE OFFICE BUILDING ZONE

A. Purpose and Intent

The purpose and intent of this section is 1) to encourage the creative and innovative use of materials and methods of construction, and 2) to prevent indiscriminate and insensitive use of materials and design.

- B. The office park shall have an overall architectural theme. The intent of the design theme is to provide overall consistency within the office park while allowing for and achieving design diversity between each building and other office/business parks in the South Natomas area.

C. Building Setbacks

	<u>Building Setback</u>	<u>Landscaped Setback</u>
Freeway (measured from exterior right-of-way line) (See Attachment I)	100'	-
West El Camino, Garden Highway	50'	50'*
Natomas Park Drive	50'	25'
All other public and private streets	25'	25'
Bannon Slough Parkway	20'	-

* A 40' landscaped setback shall apply if the streets are posted with no parking signs.

All setbacks shall be per these guidelines or the Zoning Ordinance whichever is more restrictive.

D. Building Height

The following are maximum building heights.

1. OB Zone - 65 feet.

If a mechanical penthouse is provided, an additional 10 feet shall be permitted.

E. Exterior Wall Materials

1. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
2. Tilt-up concrete construction technique shall be allowed, only if full compliance with all of the other conditions of the guidelines is maintained. The intent is not to allow for full tilt-up concrete structures (like a warehouse facility), but only to provide that tilt-up concrete materials may form a portion of the surface area of the structures; (e.g., to provide for sheer walls, decorative forms, etc.) with other construction materials making up the majority of the surface, such as combination of glass and spandrel. See Attachment III for examples.
3. Exposed concrete block shall not be acceptable for exterior surfaces. The intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar material.
4. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.

F. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
2. The general overall atmosphere of color shall be earth tones, which includes muted shades of gray and muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green and terra verts. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be background colors. If painted surfaces are used, these shall be earth toned. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural Review Committee and approval of the City Planning Department.

G. Roof Projections and Design

1. All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the building siding.
2. Projections shall be painted to match the roof or building.

H. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures which shall be incorporated into building design at the South Natomas Office Parks.
2. Standards:
 - a. Buildings shall be designed to meet current state and federal energy requirements at the time of construction.
 - b. Landscaping shall be designed to shade structure, walks, streets, drives and parking area so as to minimize surface heat gain and shall at a minimum comply with all current City of Sacramento standards.
 - c. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.
 - d. Outdoor lighting should be designed to provide the minimum level of site lighting commensurate with site security.
 - e. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy use reduction.

I. Temporary Structures

1. Temporary structures, including but not limited to railers, mobile homes and other structures not affixed to the ground, are permitted only during construction and shall be removed promptly upon completion of the permanent building.
2. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

J. Loading Areas

Truck loading dock(s) shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way, freeway or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

K. Outside Storage

1. No open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted. Storage is to be inside structures.

L. Garbage Services/Trash Enclosures

1. These facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible.
2. All exterior garbage and refuse facilities shall be concealed by a screening wall of a material similar to and compatible with the building(s) it serves.
3. Such facilities shall relate appropriately to the building(s) and shall not be obtrusive in any way or detract from the building design theme.
4. Such facilities shall not be located adjacent to residences.

M. Utility Connections, Mechanical Equipment and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.

5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to residences.

N. On-Site Drainage

Each building site owner shall be required to provide adequate drainage facilities in accordance with City of Sacramento standards.

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

Walkway and courtyard materials shall be compatible with the exterior wall materials of adjacent buildings and with walk and path system standards of the PUD. Surfaces shall have a non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians.

Q. Miscellaneous Development Criteria

1. Non-residential structures in the office building zone located within fifty feet of the Bannon Slough Parkway and any residential units shall not exceed two stories (thirty-five feet) in height.

R. Hazardous Materials

1. All buildings or structures containing hazardous materials shall be labeled at all doorways with easy to read signs that provide emergency response teams with information on the hazardous contents of the building or structure, and proper containment procedures. Labeling should be based on existing systems (such as the National Fire Protection Association 704 System) and approved by the City Fire Department.

VI. SIGN CRITERIA AND REGULATIONS

- A. The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the South Natomas Office Parks development, safeguard and enhance property values, and will encourage signage which by good design is integrated with and is harmonious to the buildings and sites that it occupies. These sign regulations are intended to compliment the City of Sacramento Sign Ordinance No. 2868, Fourth Series. In all cases, except for the maximum area for OB, the more restrictive requirements shall apply.

B. General Requirements

1. A sign program shall be submitted with individual project special permit applications or to the City Planning staff if submitted subsequent to the City Planning Commission special permit hearing.

No sign shall be specifically designed or oriented to be viewed from the freeways and/or the American River and Sacramento River Parkways.

2. In no case shall flashing, moving or audible signs be permitted.
3. In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia.
4. No signs shall be permitted on canopy roofs or building roofs.
5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted.
7. No exposed bulb signs are permitted.
8. No off-site signage shall be allowed.

C. Design Requirements

1. The location of signs shall be only as shown on the approved special permit site plan.
2. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
3. No exposed conduit, tubing, or raceways will be permitted.
4. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
5. All conductors, transformers, and other equipment shall be concealed.
6. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze or black iron of any type will be permitted.
7. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
8. Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.
9. No signmakers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

D. Miscellaneous Requirements

1. Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of lettering indicating hours of business, emergency telephone numbers, and proprietorship. No other window signs will be allowed.
2. Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door in a location, as directed by the Architectural Review Committee in two-inch high block letters the occupant's name and address. Where more than one occupant uses the same door, each name and address shall be applied. Color of letters will be selected by the Architectural Review Committee.
3. Occupants may install street address numbers as the U. S. Post Office requires in the exact location stipulated by the Architectural Review Committee. Size, type, and color of the numbers shall be stipulated by the Architectural Review Committee.

E. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.
2. Informational and directional signs relating to pedestrian and vehicular flows within the South Natomas Office Park PUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.
4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

F. Designated Park Project Identification Sign

1. One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance shall be allowed per designated office park. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to planning staff review and approval.
2. Maximum area of sign: 48 square feet.
3. Maximum height of sign: 12 feet from street or parking lot grade, whichever is lower.

4. Location: to be located at the major entry to the designated park. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

G. OB Office Building Zone

1. One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to planning staff review and approval.
2. Maximum area of sign: forty-eight square feet.
3. Maximum height: twelve feet from street grade or parking lot grade whichever is lower.
4. Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway.

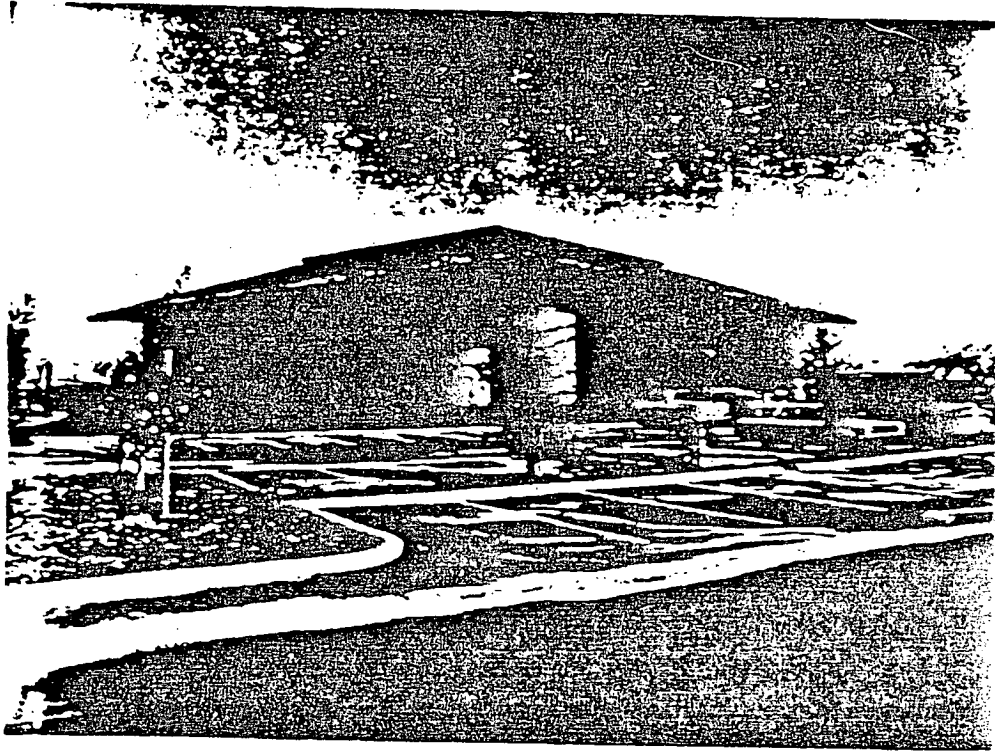
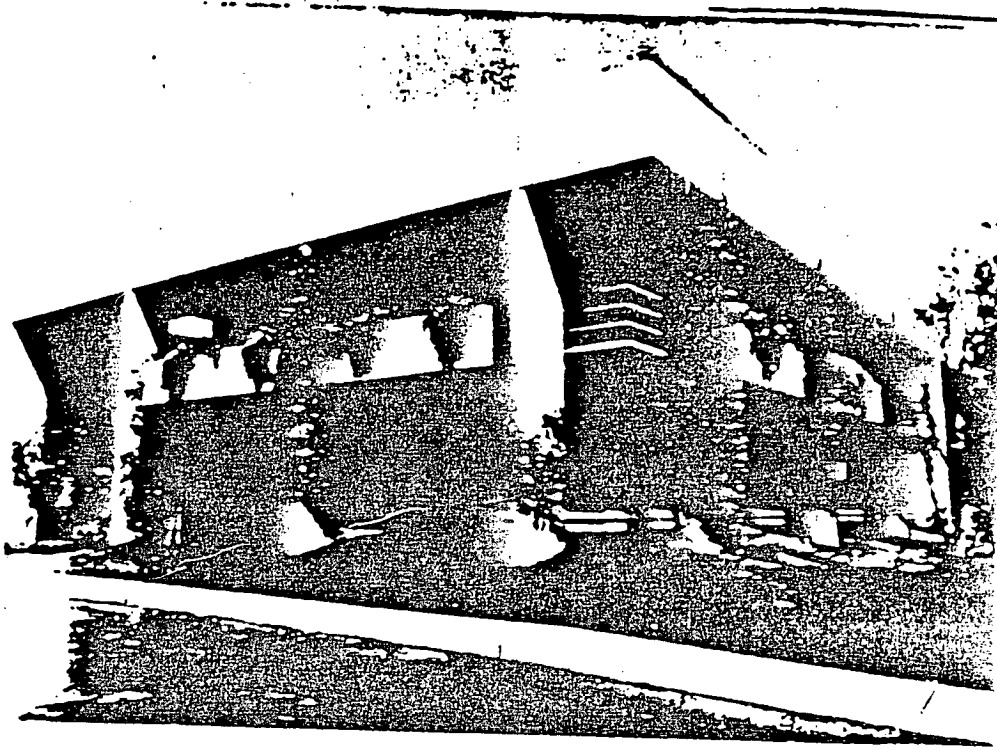
VII. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided in the Special Permit or in the Resolution, no building permit shall be issued for any building or structure in a Planned Unit Development Project or a land area covered by a Planned Unit Development Designation until the plans submitted for the building permit have been reviewed by the Planning Director and he has determined that said plans conform to a valid special permit issued for a Planned Unit Development under this Section.

VIII. BUILDING OCCUPANCY

In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the special permit have been complied with".

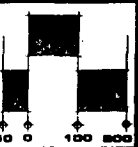
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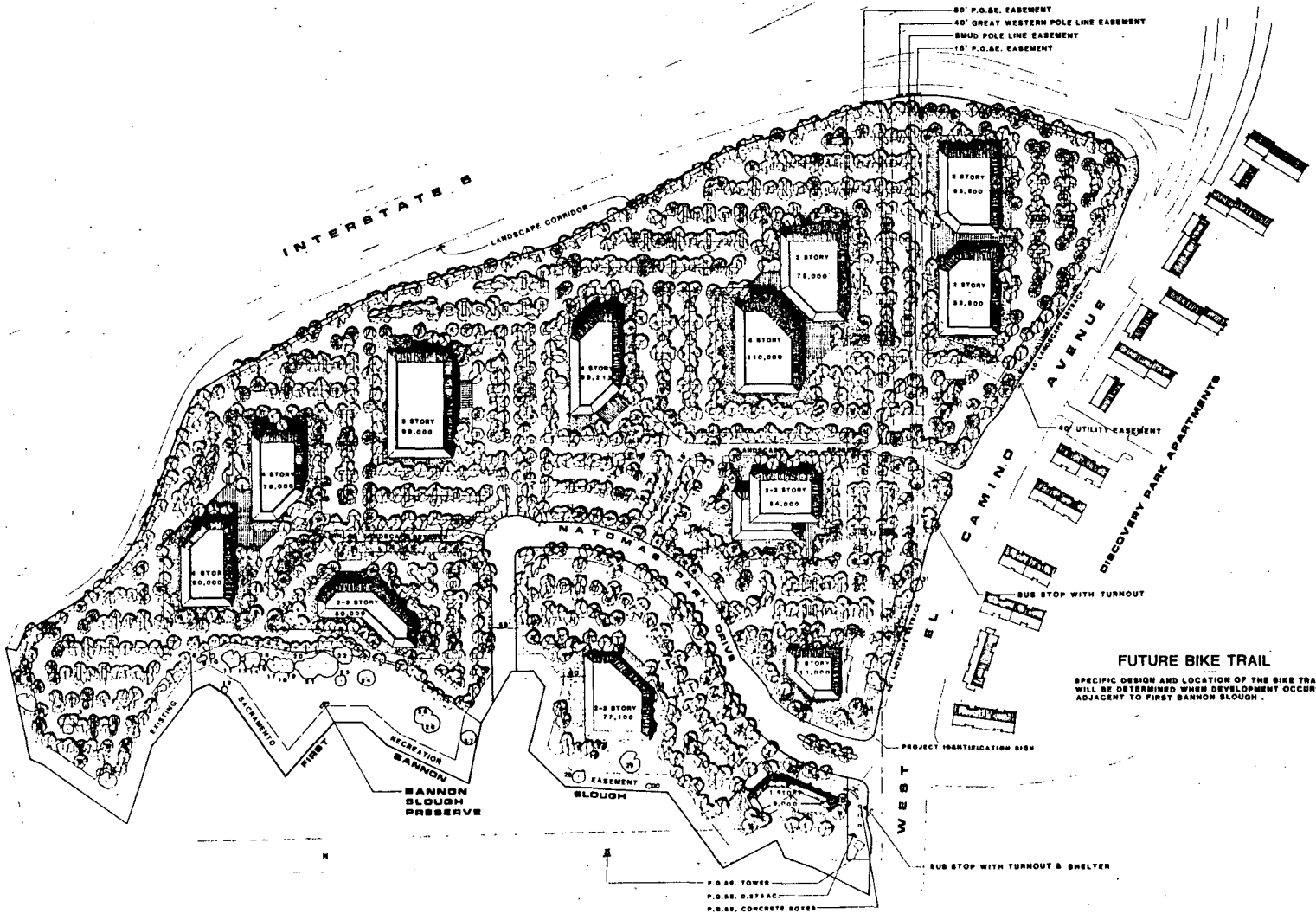
**schematic
site plan**

a professionally planned business
community by **KGS** development co.
city of sacramento, california

**natomas
corporate
center**



sept.
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CITY OF SACRAMENTO

P-833333
RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAY 14 11 15 AM '85

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

PFP: 5-28-85

May 14, 1985

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: REQUEST FOR SPECIAL MEETING ON JUNE 10, 1985 + June 17, 1985

MONDAYS at 6:30 PM

1. M-719 Appeal of Planning Commission's Approval of various requests for the adoption of the DRAFT SOUTH NATOMAS COMMUNITY PLAN

- A. Certification of the Final EIR.
- B. Adoption of the Draft Community Plan.
- C. Approval of the Recommended Rezones.
- D. Amendment of the 1974 City General Plan.

2. P83-328 Various requests for CAPITOL BUSINESS PARK located on the north and south sides of West El Camino Avenue, west of I-5. (D1) (APN: 225-230-59,60)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Commercial and Office for 96+ ac. and to delete a park site.
- C. 1978 South Natomas Community Plan Amendment from 70+ ac. of Residential (900 du/max.), 15+ ac. of Shopping Center-Commercial, and 11.5 ac. park site to 96+ ac. of Business and Professional Offices and to add a vehicular overcrossing north of West El Camino Avenue.
- D. PUD Amendment and Redesignation of Capitol Business Park.
- E. Rezone from Garden Apartment (R-2B PUD) and Shopping Center (SC-PUD) to Office Building (OB-PUD) (96+ ac.).
- F. Amendment of City Agreement No. 82054.

3. P83-333 Various requests for NATOMAS CORPORATE CENTER located east of I-5, north of the Garden Highway, south of West El Camino Avenue, and west of the Bannan Slough. (D1) (APN: 274-042-07,11,14,16,17,19; 225-236-65)

- A. Certification of the EIR.
- B. 1978 South Natomas Community Plan Amendment to add a 2.7 acre park.
- C. PUD Amendment of the Natomas Corporate Center Schematic Plan.
- D. Amendment of City Agreement No. 83034.

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

East of I-5, north of the Garden Highway, south of West El

Project Location Camino Avenue, and west of the Bannon Slough.

P 83333

Assessor Parcel No. APN: 274-042-07, 11, 14, 16, 17, 19 and 225-236-65

Owners Natamas Corporate Center Associates

95826 Phone No. _____

Address 7919 Folsom Boulevard, Suite 150, Sacramento, CA 95815

Applicant Natamas Corporate Center Associates

95826 Phone No. _____

Address 7919 Folsom Boulevard, Suite 150, Sacramento, CA 95815

Signature _____ **C.P.C. Mtg. Date** 5-2-85

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>EIR</u>	R		\$ _____
<input type="checkbox"/> General Plan Amend _____			\$ _____
		Res. _____	
<input checked="" type="checkbox"/> Community Plan Amend <u>to add a 2.7 acre park site.</u>	RAC		\$ _____
() _____		Res. _____	
<input type="checkbox"/> Rezone _____			\$ _____
		Ord. _____	
<input type="checkbox"/> Tentative Map _____			\$ _____
		Res. _____	
<input type="checkbox"/> Special Permit _____			\$ _____
<input type="checkbox"/> Variances _____			\$ _____
<input type="checkbox"/> Plan Review _____			\$ _____
<input checked="" type="checkbox"/> PUD Amendment <u>to add a 2.7 acre park site</u>	RAC		\$ _____
<input checked="" type="checkbox"/> Other Amendment <u>of City Agreement No. 83034</u>	RAC		\$ _____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

RECEIPT NO. _____
By/date _____

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit

Yellow - department file Pink - permit book

PP 83333

NATOMAS CORPORATE CENTER
P83-333

16

3

Bill Krum
Natomas Corporate Center
79 Scripps Drive, #207
Sacramento, CA 95825

Sacramento Savings and Loan
5th and L Streets
Sacramento, CA 95814

Jack & Carol Workman
301 Cheryl Lane
Applegate, CA 95703

State of California
650 Howe Avenue
Sacramento, CA 95825

George Larson
6 Millview Court
Sacramento, CA 95833

PGandE
West El Camino Avenue
Sacramento, CA 95833

Geoffrey & Katharine Hansen
19 Millview Court
Sacramento, CA 95833

Reclamation District 1000
1633 Garden Highway
Sacramento, CA 95833

James & Constance Lau, etal.
2920 Octavia Street
San Francisco, CA 94123

County of Sacramento
827 7th Street
Sacramento, CA 95814

Natomas Corporate Center Assoc.
79 Scripps Drive, Suite 207
Sacramento, CA 95825

Natomas Corporate Center Assn
7919 Folsom Blvd., Ste. 150
Sacramento, CA 95826

Bryan Nick
1 Millview Court
Sacramento, CA 95833

Carolyn Baker
SNCA
P.O. Box 15824-A
Sacramento, CA 95852

ABC Real Estate Associates
1901 South Bascom Avenue #1340
Campbell, CA 95008

Lincoln Property Company #25
106 K Street
Sacramento, CA 95814

AFFIDAVIT OF MAILING

ON 5-30-85, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

P-83333 - Various requests for Natomas Corporate Center located east of I-5, north of the Garden Highway, south of West El Camino Avenue, and west of the Bannon Slough. (D1) (APN: 274-042-07,11,14,16,17,19; 225-236-65)

- A. Certification of the EIR.**
- B. 1978 South Natomas Community Plan Amendment to add 2.7 a acre park.**
- C. PUD Amendment of the Natomas Corporate Center Schematic Plan.**
- D. Amendment of City Agreement No. 83034.**

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

OWNER OF PROPERTY: Natomas Corporate Center

APPLICANT: Natomas Corporate Center

APPELLANT (IF APPLICABLE):

MAILING LIST FOR P-NUMBER 83333 (16)

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 30th DAY OF **MAY**, 1985.


SIGNATURE OF PERSON MAILING NOTICE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

May 24, 1985

Natomas Corporate Center Associates
7919 Folsom Blvd, Suite 150
Sacramento, CA 95826

On May 14, 1985, the following matter was filed with my office to set a hearing date before the City Council:

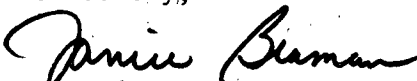
- P-83333 - Various requests for Natomas Corporate Center located east of I-5, north of the Garden Highway, south of West El Camino Avenue, and west of the Bannon Slough. (D1) (APN: 274-042-07,11,14,16,17,19; 225-236-65)
- A. Certification of the EIR.
 - B. 1978 South Natomas Community Plan Amendment to add 2.7 a acre park.
 - C. PUD Amendment of the Natomas Corporate Center Schematic Plan.
 - D. Amendment of City Agreement No. 83034.

This hearing has been set for the date of June 10, 1985, at the hour of 6:30 p.m., at a Special Meeting of the City Council in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California. In the event the hearings are not completed, they will be continued to June 17, 1985 at 6:30 p.m. at the above mentioned address. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,


Lorraine Magana
City Clerk

LM/dbp

cc: MAILING LIST P-83333 (16)

February 3, 1986

Natomas Corporate Center Associates
7919 Folsom Boulevard, Suite 150
Sacramento, CA 95826

Dear Gentlemen:

On January 28, 1986, the Sacramento City Council took the following action(s) for property located in South Natomas:

Adopted Resolution #86-067 certifying the EIR and approving the 1978 South Natomas Community Plan Amendment to add a 2.7 acre park, and adopted Resolution #86-068 approving the PUD Amendment of the Natomas Corporate Center Schematic Plan.

Adopted Ordinance #86-009 approving the Amendment of City Agreement No. 83034. (P-83333)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/lh/#40

Enclosure

cc: Planning Department