



FILED
 CONT. TO 7-12 + 7-26-88
 JUN 14 1988
 BY THE CITY COUNCIL
 OFFICE OF THE
 CITY CLERK

(Handwritten marks: circled numbers 20, 21, and other scribbles)

DEPARTMENT OF
 PLANNING AND DEVELOPMENT

June 6, 1988

City Council
 Sacramento, California

FILED
 CITY OF SACRAMENTO
 CALIFORNIA
 CONT. TO 7-12 + 7-26-88
 JUN 21 1988
 BY THE CITY COUNCIL
 OFFICE OF THE
 CITY CLERK

FILED
 1231 I STREET
 ROOM 200
 SACRAMENTO, CA 95814-2998
 CONT. TO 8-1-88
 BUILDING INSPECTIONS
 916-449-5716
 JUL 26 1988
 BY THE CITY COUNCIL
 OFFICE OF THE
 CITY CLERK

CONTINUED
 TO 7-26-88

Honorable Members in Session:

- SUBJECT:
1. Certification of the Final Supplemental EIR
 2. Amendment of the 1978 South Natomas Community Plan from Residential 11-21 du/ac (12 min. av.) (42+ acres) to Office/Office Park (32+ acres) and General Public Facilities (10+ acres)
 3. Amendment of the Schematic Plan and Development Guidelines for the Metropolitan Center PUD and Amendment of City Agreement 82054 to increase by 440,000 gross square feet of office for a total of 1,173,211 square feet of office and designation of a school site
 4. Rezone of 32+ acres from Multi-Family Planned Unit Development (R-2B-PUD) to Office Building Planned Unit Development (OB-PUD) (~~P88-007~~)

LOCATION: Southwest Corner of Interstate 5 and Interstate 80

SUMMARY

On May 5, 1988, the Planning Commission voted to recommend certification of the Supplemental EIR for the South Natomas Community Plan Update and related projects and voted to recommend approval of the requested entitlements.

CONTINUED from 8-1-88
 TO 8-23-88

APPROVED *Intent*
 BY THE CITY COUNCIL *to approve*
 NOV 29 1988 *+ cont*
 OFFICE OF THE *to 12-13-88*
 CITY CLERK

OT. T100

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BACKGROUND INFORMATION

Prior to the Commission hearing of May 5th, Public Works staff revised the recommended conditions for the PUD. The conditions requiring grade separated crossings at Gateway Oaks Drive and West El Camino Avenue were deleted. A condition requiring construction of improvements adjacent to the fire station was added.

The applicant testified at the Commission hearing that they objected to the following aspects of the recommended conditions of approval. They feel that the TSM condition needs to be clarified regarding transition of the requirement before and after the City-wide TSM Ordinance is adopted. They request that specific reference to funding of a fire station and library be deleted from the FBA condition. They request inclusion of a condition requiring reservation of the school site and object to developer financing of bikeway improvements. After hearing testimony from the applicant and staff, the Commission directed staff to work further with the applicant regarding the conditions.

The Commission generally recommended that the Council review those conditions that require the developers of the seven major projects to contribute funds, in excess of their FBA contribution, for road improvements and bikeways. The Commission stated that these improvements are a community-wide benefit and should be funded by a community-wide financing mechanism.

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

VOTE OF THE PLANNING COMMISSION

By a vote of eight ayes and one abstention, the Commission recommended approval of the requests and directed staff to work with the applicant regarding the conditions of approval.

RECOMMENDATION

Both the Planning Commission and staff recommend that the Council take the following actions:

- 1. Adopt an Intent to Certify the Final Supplemental EIR and an Intent to Approve the following entitlements, subject to the Findings of Fact and Statement of Overriding Considerations:
 - a. Amend the 1978 South Natomas Community Plan from Residential 11-21 du/ac (12 min. av.) to Office/Office Park and General Public Facilities.

- b. Amend the Schematic Plan, Development Guidelines and City Agreement 82054 for Metropolitan Center PUD.
- c. Rezone from Multi-Family PUD to Office Building PUD.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development



FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:HK:rt
attachments

District No. 1
June 14, 1988

P88-007

21

METRO CENTER II PUD

CONDITIONS OF APPROVAL

P88-007

APPROVED
BY THE CITY COUNCIL

NOV 29 1988

OFFICE OF THE
CITY CLERK

*Intent to
approve
& Cont'd.
12-13-88*

The applicant shall:

1. Amend City Agreement No. 82-054 to reflect the following land uses:
 - a. Office (existing: 45± acres; 733,211 gross square feet)
(additional: 34± acres; 374,000 gross square feet). **
 - b. Shopping Center:
 - 1) East of Gateway Oaks Drive (15 acres; 111,000 square feet).
 - c. Medium Density Residential (30± acres; maximum average 12 dwelling units/net acre). *
 - d. Park (11.5 acres)
 - e. Elementary School (10 acres). The school site shall revert to Medium Density Residential (12 maximum average/net acre) if not utilized by the school district.

The school site designated in the Community Plan may be acquired by the Natomas Union Elementary School District in accordance with existing law. *

The additional office square footage shall be included in a Facilities Benefit Assessment (FBA) District.
2. Pay for the cost (connection fees) of providing water to the site.
3. Participate in the Transportation Systems Management Programs (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include but is not limited to provision of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Submit for review and approval with each special permit application, documentation demonstrating successful performance in implementation of TSM facilities for the development.

Incorporate the final, approved TMP in the Covenants, Conditions, and Restrictions (C.C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

Provide funding and resources to the Transportation Management Association servicing the area as requested and outlined by the City. This participation may include the provision of funding and resources to the Transportation Management Association for that area.

Comply with any applicable requirements of the current Citywide TSM Ordinance.

4. Submit with each special permit application 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.
5. 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.
6. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.

- 7. 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.
- 8. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. ~~capital improvements in South Natomas for a library, fire station and streets including but not limited to roadways, curbs, gutters, sidewalks, drainage, traffic controls, lighting, bridges, culverts and interchanges.~~ The exact amount of dollar participation by the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the District is formed. Fees paid to the district shall be based upon the relative benefit or need of the capital improvement realized by development depending upon land use.

~~If the FBA District has not yet been approved, the Council shall determine the contribution to the FBA. Credit shall be granted against any facilities benefit assessment subsequently levied for any payment made pursuant to this paragraph. The fee amounts shall be adjusted annually. The method of adjustment shall be specified when the District is formed.~~

Prior to approval of any subsequent planning entitlements, a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms shall be established to finance needed public infrastructure and community facilities in South Natomas. The developer agrees to participate in such FBA or other financing mechanism once established and agrees to contribute for the [insert number of square feet] square feet of office development that was approved on [insert date of approval]. These fees will help mitigate the impacts of the project on the community. *

9. NOTE TO BE PLACED ON THE SUBDIVISION AND PARCEL MAPS LOCATED IN SOUTH NATOMAS:

The Federal Emergency Management Agency (FEMA) is studying this area to ascertain whether the area is adequately protected from the 100-year flood. If the date developed in the study shows the absence of such protection, the FEMA 100-year floodplain standards must be satisfied as a condition for issuance of City building permits and other approvals.

In the event that FEMA protection is lost (before or after the issuance of building permits), or in the further event that property in the project is damaged or persons present in the project area injured as a result of flooding, the property owner and the applicant and KVIE shall hold the City harmless and waive all liability against the City arising from either of such events. **

- 10. Provide the following as necessary to complete the bikeways outlined in the Sacramento Bikeway Master Plan and the South Natomas Community Plan. All easements, final design and alignments shall be to the satisfaction of the Traffic Engineer.
 - a. Dedicate easements and construct the bike trail along the east side of Natomas Main Drainage Canal from Interstate 80 to West El Camino Avenue.
 - b. Dedicate easements as required to allow for construction of approaches to grade separated bridges for bicyclists and pedestrians at the intersection of the Main Drainage Canal bikeway and West El Camino Avenue, Gateway Oaks Drive and Interstate 80.
 - c. Dedicate and improve the following streets to include 5 foot bike lanes with parking prohibited:
 - Gateway Oaks Drive
 - West El Camino Avenue
 - d. Any on-site bicycle/pedestrian facilities that have not been dedicated to the City shall have connections to the City's bikeway/pedestrian circulation system. These connections shall be designed and constructed to the satisfaction of the Traffic Engineer.
- 11. Contribute 25 percent of the cost associated with construction of the bridge located on Gateway Oaks Drive which crosses the Natomas Main Drainage Canal.
- 12. Install traffic signals at West El Camino Avenue and street adjacent to the proposed Fire Station (50% to be reimbursed by the City).

13. Install east/west street to City improvement standards to connect Gateway Oaks Drive to street adjacent to the proposed Fire Station at a point approximately 500 feet north of West El Camino Avenue.
14. Alignment of street adjacent to the proposed Fire Station shall be subject to the approval of the Traffic Engineer.
15. Construct standard improvements adjacent to the fire station site. Enter into a reimbursement agreement with the City for said improvements.

P88-007

PUD

* Staff Amended 10/6/88

** Staff Amended 11/22/88

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF INTERSTATE 5 AND INTERSTATE 80 FROM FROM THE MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-2B-PUD) ZONE(S) AND PLACING THE SAME IN THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE(S)

(FILE NO. **P88-007**) APN: 225-0230-071,075)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Multi-Family Planned Unit Development (R-2B-PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building Planned Unit Development (OB-PUD) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on May 5, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-007

LEGAL DESCRIPTION FOR PORTION
LOT 116, NATOMAS EAST SIDE SUBDIVISION
(17 B.M. 34), CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, CALIFORNIA

All that portion of Lot 116, as said Lot is shown and so designated on that certain "PLAT OF NATOMAS EAST SIDE SUBDIVISION" filed in the office of the Recorder, County of Sacramento, State of California in Book 17 of Maps, Map No. 34, more particularly described as follows:

Beginning at the most northerly corner of Parcel 1 as said Parcel is shown on that certain Parcel Map entitled, "METROPOLITAN CENTER" filed in the office of the Recorder of said County and State in Book 86 of Parcel Maps, Page 5; thence from said Point of beginning along the northwesterly line of said Parcel 1, South 48° 49' 59" West 815.09 feet to a point on the easterly right-of-way line of Gateway Oaks Drive, a City Road, as shown on said Parcel Map; thence along the arc of a non-tangent curve to the left having a radius of 645.00 feet, said Arc being subtended by a chord bearing North 80° 02' 43" West 909.69 feet; thence South 61° 04' 35" West 616.60 feet to a point on the easterly line of Natomas Central Subdivision Main Drainage Canal as shown on said Plat of Natomas East Side Subdivision; thence along said Easterly line, North 01° 25' 31" East 695.13 feet to a point on the southerly right-of-way line of Interstate Freeway Route 880 as conveyed to the State of California by Final Order of Condemnation recorded in said Recorder's office in Book 67-03-02 Official Records, Page 406; thence along said Southerly right-of-way line of Interstate Freeway Route 880 and the westerly right-of-way line of Interstate Freeway Route 5 as described in said Final Order of Condemnation, the following five (5) courses: (1) North 56° 12' 08" East 63.56 feet; (2) North 61° 04' 35" East 874.28 feet; (3) along the arc of a curve to the right having a radius of 645.00 feet, said Arc being subtended by a chord bearing South 83° 24' 13" East 749.48 feet; (4) South 47° 52' 59" East 243.84 feet; and (5) along the arc of a curve to the right having a radius of 1457.00 feet, said Arc being subtended by a chord bearing South 42° 19' 27" East 282.28 feet to the point of beginning.

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Murray Smith & Associates
Engineering, Inc.

November 13, 1987
85199

**Sacramento City Planning Commission
VOTING RECORD**

20

MEETING DATE
5/5/88

ITEM NUMBER
8

PERMIT NUMBER
P 38-007

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER Establish PUD Guidelines
Approval per Public Works

STAFF RECOMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
Metro Center

**P
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NAME	ADDRESS
Christy Savage	
Peter McCuen	

**O
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NAME	ADDRESS

MOTION #

	Yes	No	Motion	Second
GASTON	✓			
HOLLICK	✓			
HOLLOWAY	✓			
ISHMAEL				
NOTESTINE	✓			
OTTO	✓			✓
RAMIREZ	✓		✓	
WALTON	✓			
CHINN	✓			

PLANNING AND DEVELOPMENT

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 Direct staff to re-eval. issues w/ applicant

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

20

APPLICANT	Hefner, Stark & Marois, 2710 Gateway Oaks Dr., St 300, Sacramento, CA 95838		
OWNER	Sacramento Investment Co., II, Ltd., 10969 Trade Center Dr., Rancho Cordova, CA 95670		
PLANS BY	Murray Smith & Assoc., 2590 Venture Oaks Wy., Sacramento, CA 95833		
FILING DATE	11/18/87	ENVIR. DET.	EIR
ASSESSOR'S-PCL. NO.	225-0230-071,075		
		REPORT BY	HK:pe

- APPLICATION:**
- A. Certify the supplemental EIR, which is supplemental to the 1984 South Natomas Community Plan and Related Projects EIR and the Sacramento General Plan Update EIR.
 - B. Amend the 1978 South Natomas Community Plan for 42+ vacant acres from Residential 11-21 units/acre (12 units min. av.) to 32+ acres Office/Office Park and 10+ acres General Public Facilities.
 - C. Amend the Natomas Eastside PUD and schematic plan and City agreement No. 82054, redesignate and adopt the schematic plan and development guidelines for the Planned Unit Development known as Metropolitan Center to increase by 440,000 gross sq. ft. of office for a total of 1,173,211 square feet of office on 77+ net* acres and to designate a 10+ acre school site.
 - D. Rezone 32+ acres from Multi-Family Planned Unit Development (R-2B (PUD)) to Office Building Planned Unit Development (OB(PUD)) (32+ acres).

LOCATION: South West corner of Interstate 5 and 80.

PROPOSAL: The entitlements will increase the permitted office space by 440,000 gross square feet on 32+* acres and designate a 10+ acre school site.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential, Regional Commercial and Offices, Parks, Recreation and Open Space (4-15 du/net acre)
1978 South Natomas Community Plan Designation:	Residential 11-21 units/acre (12 units min. av.)
Draft 1988 South Natomas Community Plan Designation (For entire PUD):	Office/Office Park, Medium Density Residential (7-15 du./ac., 14 max. av./net acre), General Public Facilities, Parks/Open Space, Shopping Center
Existing Zoning of Site:	R-2B PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Interstate 80; TC
 South: Vacant Office Park and Residential; OB PUD, R-2 PUD
 East: Interstate 5; TC
 West: Natomas Main Drainage Canal

Property Area: 32+ acres for rezone; 42 acres for schematic plan and PUD
 Density of Office Development: 15,236* square ft. office space/net acre
 *Amended by staff May 20, 1988

PROJECT BACKGROUND

The Metropolitan Center Planned Unit Development was established by the City Council (City Resolution No. 82-852), with the adoption of the Planned Unit Development (P83-328) and Development Agreement (City Agreement No. 82054). The PUD consists of an office park (733,211 sq. ft.), shopping center (196,000 sq. ft.), residential (900 du.), a park site, a fire station, a parkway corridor, and a scenic corridor adjacent to I-5.

On February 11, 1986 the City Council approved various entitlements to amend the Metropolitan Center PUD to reflect 77± net acres of office (1,173,211 sq. ft.), 15± net acres of shopping center (111,000 sq ft), 31± net acres of residential, 10± net acre school site, and 11.5 net acre community park site.

On February 4, 1987, the Superior Court of the State of California directed the City of Sacramento to set aside the above actions pending preparation, circulation for public comment and adoption of an adequate cumulative impact analysis of North and South Natomas.

On November 16, 1987, the applicant refiled for the entitlements to amend the Metropolitan Center PUD to reflect 77± net acres of office (1,173,211 sq. ft.). Designation of a 10± net acre school site is included as an associated entitlement.

PROJECT DESCRIPTION

The entitlements include amendment of the schematic plan for 32± acres from Multi-Family PUD to Office Building PUD and designation of 10± acre school site on land zoned Multi-Family PUD. This will require that the 1978 South Natomas Community Plan be amended from Residential 11-21 units/acre (12 units minimum average) to 32± acres Office/Office Park and 10± acres General Public Facilities. The proposal will also require a corresponding rezone from Multi-Family PUD to 32± acres Office Building PUD. The 10± acre school site is consistent with the Residential zone designation.

Surrounding land uses include Interstate 80 located north of the site, vacant land and multi-family development located south of the site, Interstate 5 located east of the site and the Natomas Main Drainage canal located west of the site.

ENVIRONMENTAL ANALYSIS

The EIR and the Supplemental EIR analyzed the project, as originally proposed in 1983, and found significant non-mitigable environmental impacts. As a result of the original analysis, modifications were made to the project to mitigate identified significant impacts. Attachment C identifies the project impacts and mitigation measures pertinent to the project as currently proposed.

AGENCY REVIEW AND COMMENT

The City Engineering Division, City Traffic Engineering Division and Community Services Department reviewed the project and provided comments relative to the Traffic Management Program modifications, fiscal improvements, and public works improvements.

The requirement for installation of traffic signals at Gateway Oaks Drive and West El Camino was satisfied at the time of development of the first phase of the Metropolitan Center project. A traffic signal is still required adjacent to the proposed fire station. The alignment and improvement standards for the extension of Gateway Oaks Drive shall be subject to the approval of the Director of Public Works.

With regard to the proposed financing mechanism for capital improvements, the Public Works Department reviewed benefit ratios and traffic generation information for the South Natomas Community and concluded that the limitation on fees can no longer be supported due to increased amounts of land devoted to nonresidential land uses, less area devoted to planned residential uses and increased costs of capital improvements.

The trip reduction conditions now specify provision of facilities, an implementation program and funds for monitoring and enforcement. The TMP program is now required to be designed to encourage a reduction in single occupant vehicle trips commensurate with the level specified in the South Natomas Community Plan or the City's current TSM Ordinance, whichever requirement is greater. Additional bike lane requirements were added and enforcement procedures for future property owners are now required to be incorporated in the C.C.& R.'s for the development.

STAFF EVALUATION

Community Suitability:

The proposal is consistent with the General Plan and is consistent with the draft 1988 South Natomas Community Plan, which is depicted on Exhibit A, attached to this report. Plan policies recommend that office parks be located on freeway frontage to improve views from the freeways. Office park development is limited in density to provide for an attractive campus-like setting with a high percentage of landscape coverage. Office parks are limited in depth for visibility purposes and to allow the band to extend along the maximum freeway frontage. The linear office parks avoid the potential for a large compact office district that might be better located downtown and limits the total amount of office space to reduce traffic capacity demand. The Metropolitan Center office park extends along both Interstate 80 and Interstate 5 in a narrow band. Residential development is located toward the center of the PUD and is shielded by the office park from freeway noise. The office development has access on Gateway Oaks Drive to the I-5 and West El Camino interchange and office generated traffic will not travel through the residential neighborhood. This project offers close-to-home job opportunities for some residents.

The Natomas Union School District serves the community west of

Interstate 5 and half of the eastern area. The District anticipates the need for two elementary schools west of Interstate 5, one of which is the proposed school site.

Site Suitability:

Presently, the applicant has submitted only a schematic plan reflecting the area proposed to be devoted to office development, Exhibit C. The proposed development guidelines require that an architectural review committee be established by Metropolitan Center, which is set forth in the C.C. & R.'s for the Capitol 80 PUD. The objectives of the guidelines are to provide for adequate light and air space, minimize vehicular and pedestrian congestion, enhance aesthetic values and promote safety.

The PUD is to have an overall architectural theme. Color schemes, landscape elements, building materials and design are to be constructed to create a desirable harmonious theme. Twenty-five percent of the site is required to be landscaped in the OB zone. A 100 foot building setback and 50 foot landscaped setback is required adjacent to all freeways. A 50 foot landscaped setback is required adjacent to all major thoroughfares. On-street parking is discouraged. Overall building coverage is limited in the 77 net acres devoted to the OB zone to 1,173,211 square feet, which results in 15,236 square feet of office space per net acre. Building height is limited to 65 feet.

A sign program is to be submitted with all individual project applications. The sign is to be architecturally compatible with the building. No sign shall be specifically designed to be viewed from the freeway. One attached sign is permitted per building in the OB zone. One monument sign (48 sq. ft. max. size) is permitted at the entrance of each office park and each individual parcel is permitted one monument sign (48 sq. ft. max. size).

STAFF RECOMMENDATION

1. Certify the Supplemental EIR, which is supplemental to the 1984 South Natomas Community Plan and Related Projects EIR and the Sacramento General Plan Update EIR.
2. Amend the 1978 South Natomas Community Plan for 42+ vacant acres from Residential 11-21 units/acre (12 units min. av.) to 32+ acres Office/Office Park and 10+ acres General Public Facilities.
3. Amend the schematic plan and development guidelines for the Planned Unit Development known as Metropolitan Center and City Agreement No. 82054 to increase the total permitted net square feet of office space by 440,000 square feet for a total of 1,173,211 square feet of office on 77+ net acres and to designate a 10+ acre school site.
3. Rezone 32+ acres from Multi-Family Planned Unit Development (R-2B PUD) to Office Building Planned Unit Development (OB PUD)(32+ acres).

SOUTH NATOMAS COMMUNITY





























SUBJECT SITE



VICINITY MAP

SOUTH NATOMAS COMMUNITY

PROPOSED LAND USE

-  -LOW DENSITY RESIDENTIAL (4-8 DU/AC) (7 MAX. AV./NET ACRE)
-  -MEDIUM DENSITY RESIDENTIAL (7-15 DU/AC) (14 MAX. AV./NET ACRE)
-  -MEDIUM HIGH DENSITY RESIDENTIAL (11-21 DU/AC) NET ACRE)
-  -HIGH DENSITY RESIDENTIAL (21-29 DU/AC) (23 MAX. AV./NET ACRE)
-  -OFFICE/OFFICE PARK
-  -BUSINESS PARK
-  -NEIGHBORHOOD COMMERCIAL
-  -COMMUNITY/SUPPORT COMMERCIAL
-  -HIGHWAY COMMERCIAL
-  -GENERAL PUBLIC FACILITIES
-  -PARKS/OPEN SPACE
-  -RIVERFRONT DISTRICT
-  -NORTHGATE SPECIAL PLANNING DISTRICT
-  -FONG RANCH SPECIAL PLANNING AREA
-  -HOSPITAL (PROPOSED)
-  -LIBRARY (PROPOSED)
-  -FIRE STATION  EXISTING  PROPOSED
-  -HIGH SCHOOL  EXISTING  PROPOSED
-  -JR. HIGH SCHOOL  EXISTING  PROPOSED
-  -ELEMENTARY SCHOOL  EXISTING  PROPOSED

NOTE: Proposed sites are conceptual

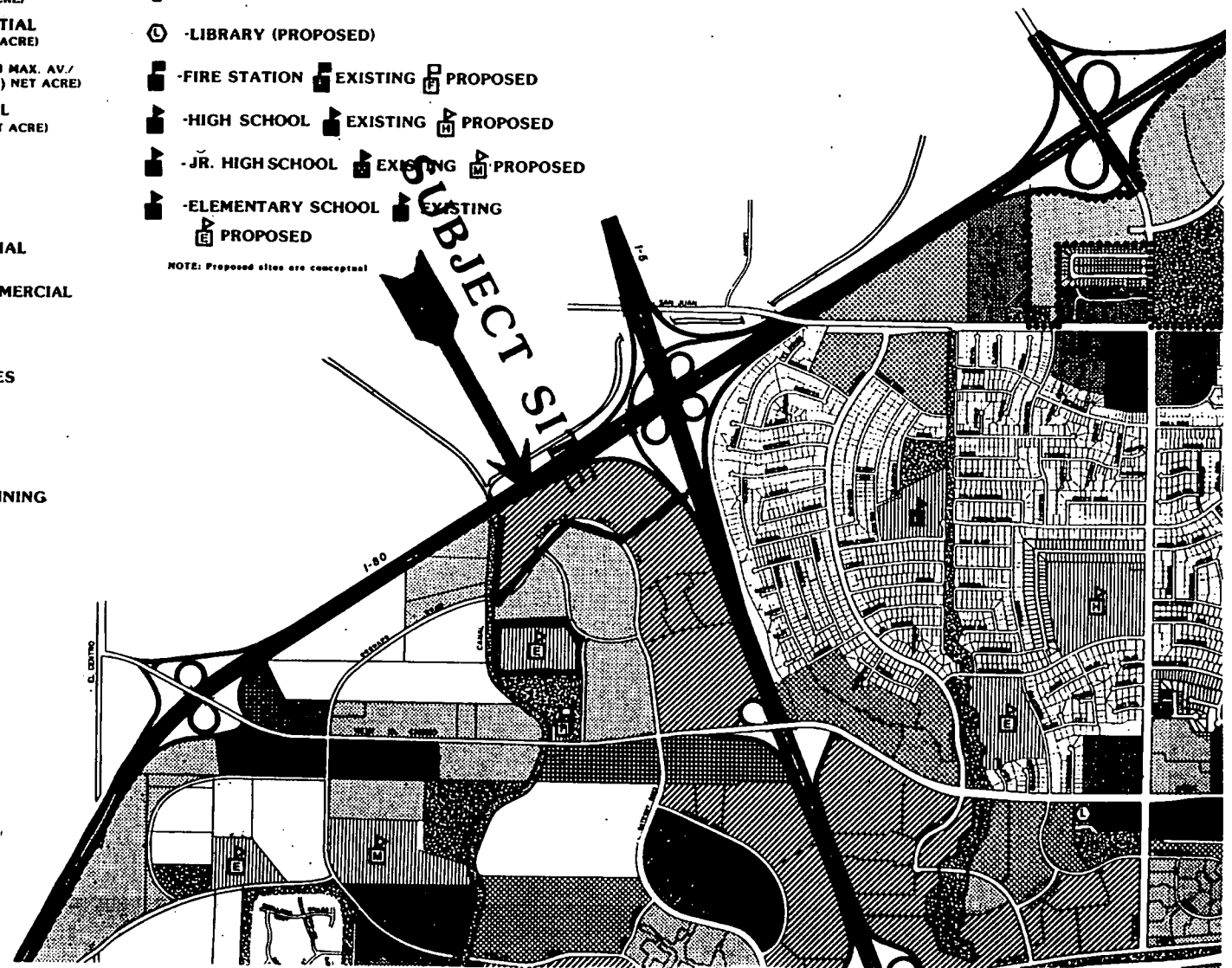


EXHIBIT A

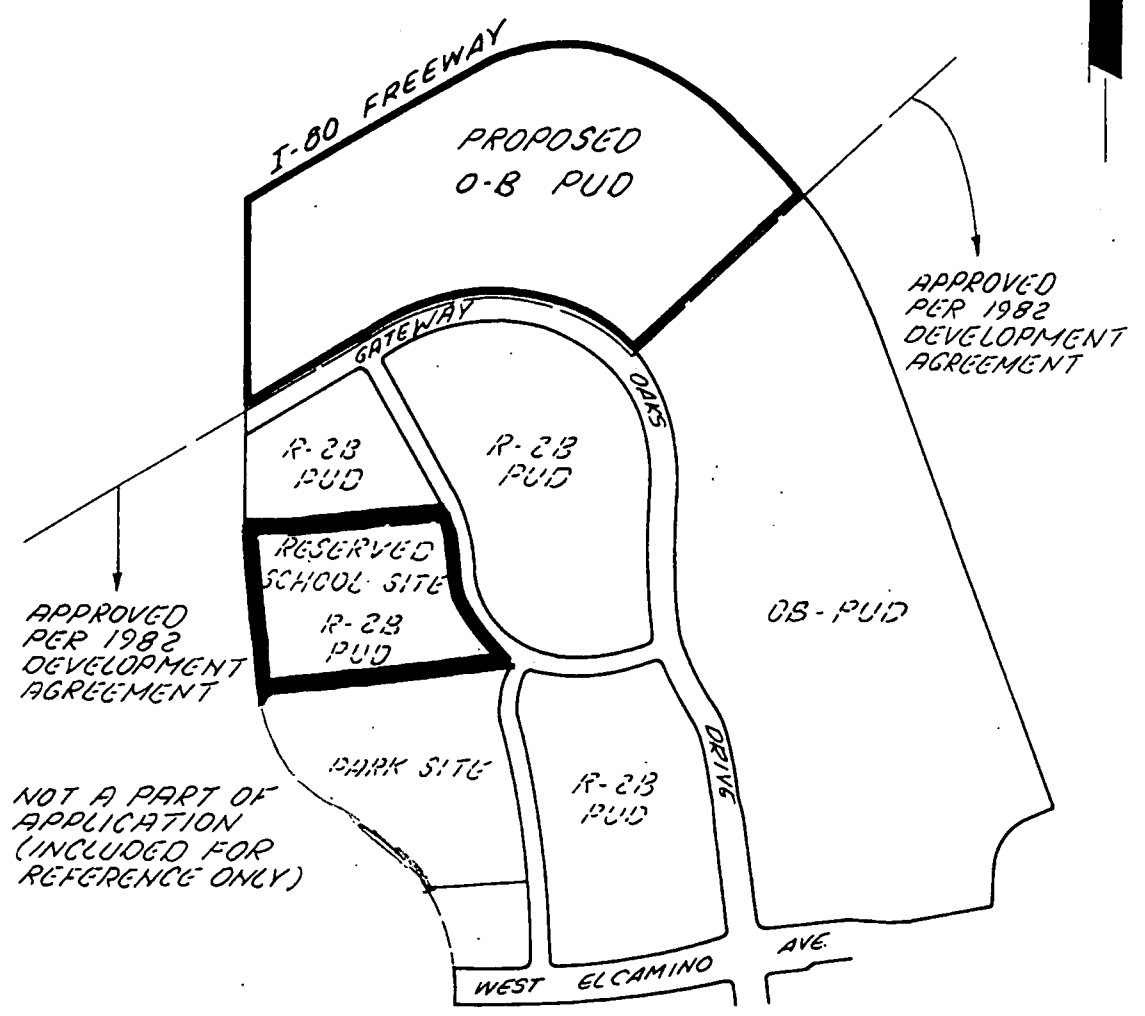
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item

EXHIBIT B

20



CPC FILE COPY

APPL. NO. P88007

EXHIBIT NO. _____

MTG. DATE(S) _____

AGENDA NO.(S) _____

CALC.

DRN. M.V.P.

CKD. D.D.

APRVD.

METROPOLITAN CENTER
CITY OF SACRAMENTO, CALIFORNIA

MURRAY SMITH & ASSOCIATES, ENGINEERING
RANCHO CORDOVA, CALIFORNIA

DATE 11/87

SCALE N/A

F.B. _____

W.O. 82075

P-88-007

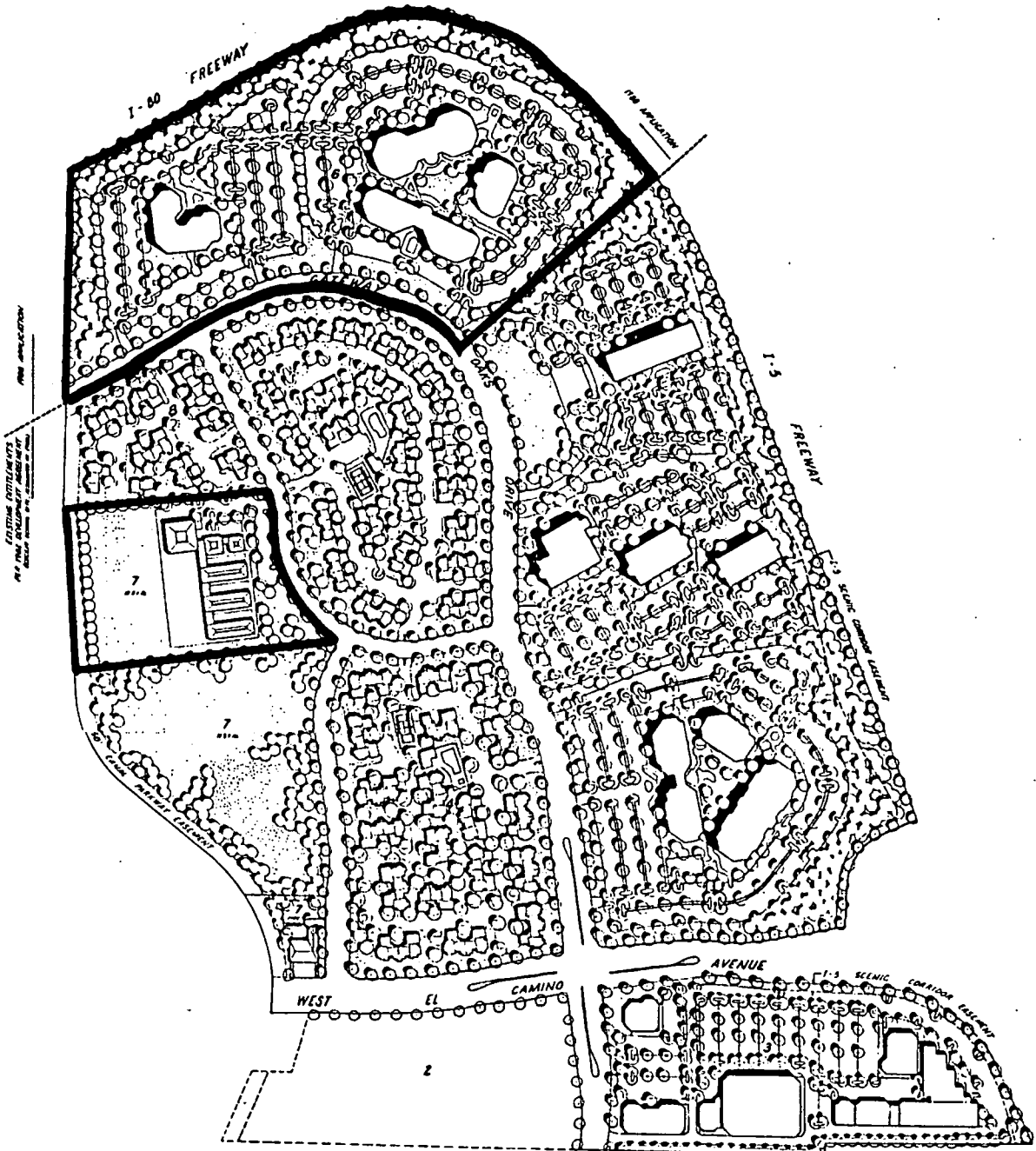
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EXHIBIT C

SCHEMATIC SITE PLAN

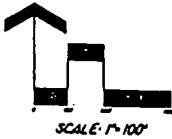
Metropolitan Center 20

PORTION OF LDP 116, AUTOMAS EAST SIDE SUBDIVISION, 17 0.44 54
CITY OF SACRAMENTO, CALIFORNIA



PARCEL NO.	ZONING	GROSS ACRES	NET RELEASE	SCENIC CORRIDOR	PARKWAY	ROAD TRAIL	CANAL
1	110280 00	31.01 Ac.	26.91 Ac.	0.12 Ac.	3.59 Ac.	0.62 Ac.	
2	HARPLES*	11.75 Ac.	10.21 Ac.		0.18 Ac.	0.36 Ac.	
3	SC	10.01 Ac.	8.77 Ac.	0.24 Ac.		0.48 Ac.	
4	R-2	45.37 Ac.	43.57 Ac.			1.80 Ac.	
5	R-2	18.08 Ac.	16.91 Ac.			1.17 Ac.	
6	0.0	23.58 Ac.	13.61 Ac.	0.00 Ac.	1.00 Ac.	1.50 Ac.	0.63 Ac.
7**	R-2	23.00 Ac.	22.04 Ac.			1.56 Ac.	1.00 Ac.
8	R-2	7.81 Ac.	5.84 Ac.			0.81 Ac.	0.36 Ac.

* Not a part of this subdivision
** Includes municipal school & park site & bus station



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Murray Smith & Associates
Civil Engineers & Architects
Land Planning

ATTACHMENT A

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METRO CENTER II PUD

CONDITIONS OF APPROVAL

P88-007

The applicant shall:

1. Amend City Agreement No. 82-054 to reflect the following land uses:
 - a. Office (existing: 45+ acres; 733,211 gross square feet)
(additional: 34+ acres; 440,000 gross square feet).
 - b. Shopping Center:
 - 1) East of Gateway Oaks Drive (15 acres; 111,000 square feet).
 - c. Medium Density Residential (30+ acres; minimum average 12 dwelling units/net acre).
 - d. Park (11.5 acres)
 - e. Elementary School (10 acres).

The additional office square footage shall be included in a Facilities Benefit Assessment (FBA) District.

2. Pay for the cost (connection fees) of providing water to the site.
3. Participate in the Transportation Systems Management Programs (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include but is not limited to provision of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Submit for review and approval with each special permit application, documentation demonstrating successful performance in implementation of TSM facilities for the development.

Incorporate the final, approved TMP in the Covenants, Conditions, and Restrictions (C.C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

Provide funding and resources to the Transportation Management Association servicing the area as requested and outlined by the City. This participation may include the provision of funding and resources to the Transportation Management Association for that area.

Comply with any applicable requirements of the current Citywide TSM Ordinance.

4. Submit with each special permit application 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.
5. 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.
6. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.
7. 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.
8. Participate in a Facilities Benefit Assessment (FBA) District to be formed to finance capital improvements in South Natomas for a library, fire station and streets including but not limited to roadways, curbs, gutters, sidewalks, drainage, traffic controls, lighting, bridges, culverts and interchanges. The exact amount of dollar participation by the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the District is formed. Fees paid to the district shall be based upon the relative benefit or need of the capital improvement realized by development depending upon land use.

If the FBA District has not yet been approved, the Council shall determine the contribution to the FBA. Credit shall be granted against any facilities benefit assessment subsequently levied for any payment made pursuant to this paragraph. The fee amounts shall be adjusted annually. The method of adjustment shall be specified when the District is formed.

9. NOTE TO BE PLACED ON THE SUBDIVISION AND PARCEL MAPS LOCATED IN SOUTH NATOMAS:

The Federal Emergency Management Agency (FEMA) is studying this area to ascertain whether the area is adequately protected from the 100-year flood. If the data developed in the study shows the absence of such protection, the FEMA 100-year floodplain standards must be satisfied as a condition for issuance of City building permits and other approvals.

10. Provide the following as necessary to complete the bikeways outlined in the Sacramento Bikeway Master Plan and the South Natomas Community Plan. All easements, final design and alignments shall be to the satisfaction of the Traffic Engineer.
- a. Dedicate easements and construct the bike trail along the east side of Natomas Main Drainage Canal from Interstate 80 to West El Camino Avenue.
 - b. Dedicate easements as required to allow for construction of approaches to grade separated bridges for bicyclists and pedestrians at the intersection of the Main Drainage Canal bikeway and West El Camino Avenue, Gateway Oaks Drive and Interstate 80.
 - c. Dedicate and improve the following streets to include 5 foot bike lanes with parking prohibited:
 - Gateway Oaks Drive
 - West El Camino Avenue
 - d. Any on-site bicycle/pedestrian facilities that have not been dedicated to the City shall have connections to the City's bikeway/pedestrian circulation system. These connections shall be designed and constructed to the satisfaction of the Traffic Engineer.
11. Contribute 25 percent of the cost associated with construction of the bridge located on Gateway Oaks Drive which crosses the Natomas Main Drainage Canal.
12. Install traffic signals at West El Camino Avenue and street adjacent to the proposed Fire Station (50% to be reimbursed by the City).
13. Install east/west street to City improvement standards to connect Gateway Oaks Drive to street adjacent to the proposed Fire Station at a point approximately 500 feet north of West El Camino Avenue.
14. Alignment of street adjacent to the proposed Fire Station shall be subject to the approval of the Traffic Engineer.

P88-007

15. Construct standard improvement adjacent to the fire station site. Enter into a reimbursement agreement with the City for said improvements.

P88-007
PUD

ATTACHMENT B

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DEVELOPMENT GUIDELINES

NATOMAS EASTSIDE/METROPOLITAN CENTER (P88-007)

TABLE OF CONTENTS

Section I	Purpose and Intent
Section II	Procedures for Approval
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Section VI	Building Standards
Section VII	Sign Criteria and Regulations
Section VIII	Residential Design Criteria
Section IX	Issuance of Building Permit
Section X	Building Occupancy

NOTE: References to Metropolitan Center apply to Natomas Eastside.

Revised April 1988

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I. PURPOSE AND INTENT

Metropolitan 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 Metropolitan Center Architectural Review Committee. Natomas Eastside/Metropolitan Center shall establish and maintain a separate 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 park. 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 the Natomas Eastside/Metropolitan Center PUD approved by the Sacramento City Council by Resolution Nos. 82-054 and 86-126. These guidelines are intended to act as a supplement to existing City Ordinances. Upon request of the applicant, the Planning Director may amend or modify the Schematic Development Plan without compliance with procedural provisions of the Zoning Ordinance or any other notice of public hearing if the Planning Director determines that the requested amendment or modification is consistent with the Development Guidelines. Except as noted above, 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.

If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.

- 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 Architectural Review Committee.
- 26. Phasing scheme and proposed timing schedule for buildout.
- 27. Written proof 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.
- 29. Submit for review and approval with each special permit application documentation demonstrating successful performance in implementation of TSM facilities for the development.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

- 1. The overall net building square footage in the OB zone on Natomas Eastside/Metropolitan Center shall not exceed 1,173,211 square feet.
- 2. The minimum building size shall be 40,000 square feet. 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 park is 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. PERMITTED USES IN THE SHOPPING CENTER ZONE

- A. Shopping Center Zone on Metropolitan Center (25 acres): Uses normally established in the SC zone are permitted, with the exception of those listed below. The shopping center is intended to serve South Natomas as a community shopping center. Any offices shall be limited to a maximum of 2,500 square feet of gross leasable area per tenant.

Prohibited uses include hotels, motels, offices larger than 2,500 square feet, and business colleges or trade schools.

A six-foot high stone or masonry wall shall be placed along the property line abutting residentially designated land.

V. ENVIRONMENTAL STANDARDS IN THE OFFICE AND SHOPPING CENTER ZONES

- 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 and 15 percent in the shopping center 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 Eastside/Metropolitan 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 building 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.

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.

b. Shopping Center

- 1) Retail Store. One automobile space for each 250 square feet of gross floor area.
- 2) Restaurant/Bar. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
- 3) All other commercial uses shall conform to City requirements for each commercial use.
- 4) One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.

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.

Any on-site bicycle/pedestrian facilities that have not been dedicated to the City shall have connections to the City's bikeway/pedestrian circulation system. These connections shall be designed and constructed to the satisfaction of the Traffic Engineer.

VI. BUILDING STANDARDS IN THE OFFICE BUILDING AND SHOPPING CENTER ZONES

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) Attachment I)	100'	50'***	(See
West El Camino, and Major Street in Metropolitan Center	50'	50*	
Collector in Metropolitan Center	50'	25'	
All other public and private streets	25'	25'	
Perimeter of properties abutting the Natomas Main (contiguous to SC and OB zones)	-	20'	Drain

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

** 50' landscaped setback refers to I-80 frontage only. The landscaped setback along I-5 is determined by the I-5 Scenic Corridor.

Setbacks shall be per these guidelines. Those setbacks not identified above shall be per the Zoning Ordinance.

D. Building Height

The following are maximum building heights.

1. OB Zone - 65 feet.
2. SC Zone - 35 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 are 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 trailers, 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 and that they do not create a nuisance.

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 and shopping center zones located within fifty feet of Gateway Oaks Drive, the extension of Gateway Oaks Drive in Natomas Eastside/Metropolitan Center, and any residential units shall not exceed two stories (thirty-five feet) in height.

2. The shopping center shall not be oriented to I-5.

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.

VII. 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 specific or conceptual location sign program shall be submitted with individual project special permit applications per Section II.6 of these Guidelines. Except as provided in Section VII.H below, City Planning staff shall review and approve all signs consistent with these Guidelines.

If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.

- 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 Metropolitan Center 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 monument sign as defined by Section 3.250 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 - Detached Signage

- 1. One monument sign as defined by Section 3.250 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.

H. OB Office Building Zone - Attached Signs

Attached signage shall be permitted subject to the following requirements. The specific sign program shall be developed by a professional graphic artist or designer with demonstrated ability in sign design.

- o If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
- o A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines.

1. Materials, Construction and Design

- a. Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.
- b. Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 1/2) inches and be reverse pan channel construction in one of the following:
 - 1) Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns.
 - 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns.
 - 3) Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.

2. Number - One (1) sign per building.

3. Illumination

- a. Letters may be internally illuminated to create a halo back-lighted effect or non-illuminated. Internally illuminated letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.
- b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- c. Internally lit plastic signs are prohibited.

4. Location

- a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
- b. Signs may be located any where on face of building subject to 4 (c) and (d) below and may be oriented toward the freeway. However, no sign shall be specifically designed or oriented to be viewed from the American River and Sacramento River Parkways.
- c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
- d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building special permit or, if on a building for which a special permit was approved prior to January 30, 1986, in a location approved by the Planning Director.

5. Wording and Logos

A sign may consist of a company logo and/or a company name. No other wording is permitted.

6. Maximum Signage

- a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.
- b. The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.

- c. A sign located below the second floor windows shall not exceed 50 square feet.
 - d. In a scale consistent with (A), (B), and (C) above, the Planning Director shall determine the maximum size of the following types of signs:
 - 1) Signs located other than as specified in (A) and (C) above.
 - 2) Signs located on buildings with a unique or unusual architectural design.
7. a. If not specifically approved as part of the Special Permit for the building, the following types of signs shall require a Planning Director's Special Permit pursuant to Zoning Ordinance 15H.
- 1) Signs not located in the "upper signage area", as defined in subsection 4-C above.
 - 2) Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-B above.
- b. Except as provided in 7-A above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.

I. SC Shopping Center Zone

- 1. Shopping Center Identification Sign. Each of the two shopping center sites shall be allowed one monument sign, each sign not to exceed twelve feet in height and forty-eight square feet in area. Said monument signs shall face on West El Camino Avenue. A monument sign may be located in the setback area; however, it shall be located farther than ten feet from the public right-of-way and from any driveway.
- 2. Tenant Occupancy Signs
 - a. One attached sign indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
 - b. Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - 1) Width of sign, including logo, shall not exceed 60 percent of shop's width.
 - 2) Total vertical sign height shall not exceed twenty-four inches.

- 3) Maximum letter height shall be limited to eighteen inches.

VIII. RESIDENTIAL DESIGN CRITERIA

In addition to the residential design criteria identified in the South Natomas Community Plan, the residential developments shall reflect the attached design criteria.

IX. 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.

X. BUILDING OCCUPANCY

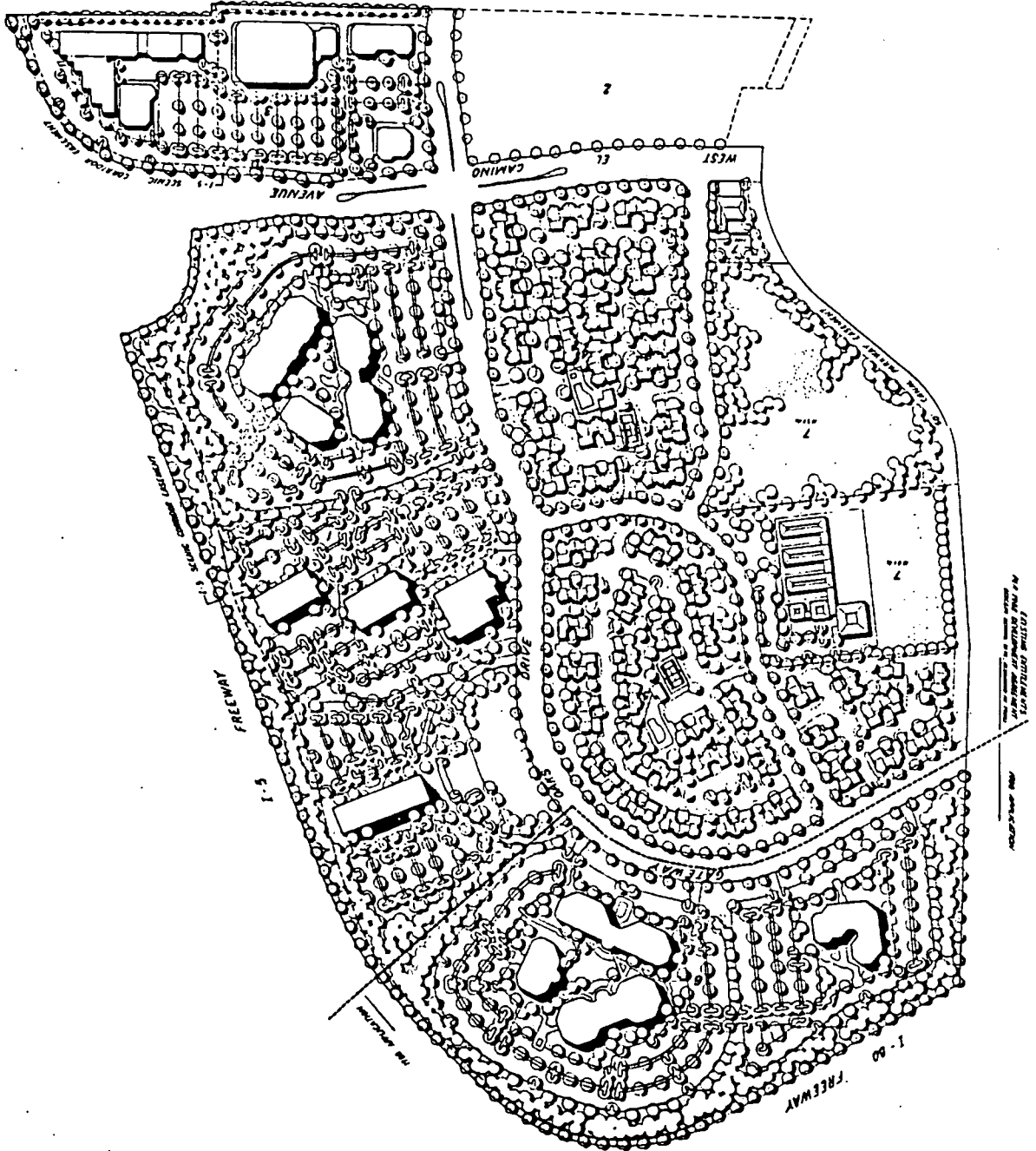
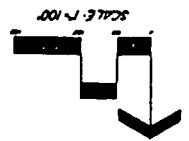
In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the special permit have been complied with".

DP:jg
wp-3/30/88

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* One or more of the subdivisions
 ** inches represent actual feet and are to the right

TRACT NO.	ACRES	FRONTAGE	DEPTH	AREA	PERCENTAGE	ADJACENT	REMARKS
1	1.00	100.00	100.00	10000.00	100.00		
2	1.00	100.00	100.00	10000.00	100.00		
3	1.00	100.00	100.00	10000.00	100.00		
4	1.00	100.00	100.00	10000.00	100.00		
5	1.00	100.00	100.00	10000.00	100.00		
6	1.00	100.00	100.00	10000.00	100.00		
7	1.00	100.00	100.00	10000.00	100.00		
8	1.00	100.00	100.00	10000.00	100.00		
9	1.00	100.00	100.00	10000.00	100.00		
10	1.00	100.00	100.00	10000.00	100.00		
11	1.00	100.00	100.00	10000.00	100.00		
12	1.00	100.00	100.00	10000.00	100.00		
13	1.00	100.00	100.00	10000.00	100.00		
14	1.00	100.00	100.00	10000.00	100.00		
15	1.00	100.00	100.00	10000.00	100.00		
16	1.00	100.00	100.00	10000.00	100.00		
17	1.00	100.00	100.00	10000.00	100.00		
18	1.00	100.00	100.00	10000.00	100.00		
19	1.00	100.00	100.00	10000.00	100.00		
20	1.00	100.00	100.00	10000.00	100.00		
21	1.00	100.00	100.00	10000.00	100.00		
22	1.00	100.00	100.00	10000.00	100.00		
23	1.00	100.00	100.00	10000.00	100.00		
24	1.00	100.00	100.00	10000.00	100.00		
25	1.00	100.00	100.00	10000.00	100.00		
26	1.00	100.00	100.00	10000.00	100.00		
27	1.00	100.00	100.00	10000.00	100.00		
28	1.00	100.00	100.00	10000.00	100.00		
29	1.00	100.00	100.00	10000.00	100.00		
30	1.00	100.00	100.00	10000.00	100.00		
31	1.00	100.00	100.00	10000.00	100.00		
32	1.00	100.00	100.00	10000.00	100.00		
33	1.00	100.00	100.00	10000.00	100.00		
34	1.00	100.00	100.00	10000.00	100.00		
35	1.00	100.00	100.00	10000.00	100.00		
36	1.00	100.00	100.00	10000.00	100.00		
37	1.00	100.00	100.00	10000.00	100.00		
38	1.00	100.00	100.00	10000.00	100.00		
39	1.00	100.00	100.00	10000.00	100.00		
40	1.00	100.00	100.00	10000.00	100.00		



ATTACHMENT C

Environmental Analysis

Original Proposed Project (1984 Individual EIR)

An EIR (Capitol Business Park, P83-328) was prepared for the originally proposed project in 1983, which addressed the impacts of rezoning and developing 81+ acres as office and 4+ acres as commercial. The EIR addressed the impacts of building 1,837,000 square feet of offices and 51,000 square feet of commercial.

Impacts Identified in EIR

Attached is a summary of environmental impacts and mitigation measures assessed in the EIR. The EIR concluded that the project would have significant non-mitigatable impacts in terms of conversion of farmland, inconsistency with the existing and proposed community plan and contribution to unacceptable levels of traffic service at 6 intersections and on I-5 across the American River..

Mitigation of Impacts Identified in EIR

Through a change in the project acreage, a revision in the scope of the project, project re-design, project development guideline adoption, and amendment to the Community Plan, all but two of the potentially significant environmental impacts identified in the EIR were determined to be fully mitigated and thus reduced to less than significant levels. The land use impacts which cannot be mitigated are the conversion of 85+ gross acres of prime agricultural land to office development and a school site. The soils and geology impact which cannot be mitigated is the loss of 85+ gross acres of prime farmland.

Revised Project

The revised scope of the project reduces the total square footage of office space, maintains 43+ acres of the original project as residential and park, and designates an additional 32+ acres for office and 10+ acres for public facilities. This allows an additional 440,000 square feet of office for a total of 1,173,211 square feet, and an elementary school. The PUD is known as Metropolitan Center.

Conditions of Approval

The Capitol Business Park EIR contains specific mitigation measures which reduce identified environmental impacts to less than significant levels. Several of these mitigation measures are no longer necessary due to the project re-design, revision of scope, adoption of project development guidelines and Community Plan amendments. The following mitigation measures, however, are still required as conditions of approval to reduce development impacts to a less than significant level:

- o Increase RT subsidies, recognize transit needs in project design, provide bus shelters and turnouts and provide transit centers as necessary.

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- o Use building design and materials to provide 25-35 dB reduction of outdoor noise levels.
- o Implement SMUD's Conservation Land Management Measures.

The South Natomas Community Plan Supplemental EIR (1988) identified mitigation measures to help reduce as much as can be feasible those impacts which this individual EIR identifies as impacts which cannot be mitigated to less than significant levels. These are community-wide impacts with regard to traffic, air quality and housing. Because this project contributes to community-wide impacts it is subject to those community-wide mitigation measures.

Impact Which Cannot be Mitigated to Less than Significant Levels

The following impacts were identified in the EIR and cannot feasibly be reduced to less than significant levels, and therefore, a Statement of Overriding social and economic considerations relative to those impacts must be adopted in order to approve the project:

- o Loss of 85+ gross acres of prime farmland from future production.
- o Conversion of 85+ gross acres of prime agricultural land to office development and a school site.

Summary of Environmental Impacts and Mitigation Measures
for Capitol Business Park

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<p>A. <u>SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></p>		
<p><u>Land Use</u></p>		
Proposed Uses	Conversion of 85 acres of prime agricultural land to office (81 acres) and commercial uses (4 acres).	None available.
Conflicts with Adjacent Uses	Potential conflicts with neighboring agricultural uses.	None available.
Consistency with Land Use Policies	Inconsistent with residential land use designation under 1978 SNCP.	None available.
	Portions of project area are inconsistent with Draft 1984 SNCP land use designations for the site.	None available.
<p><u>Transportation</u></p>		
Traffic	The project would increase traffic and contribute to unacceptable levels of service (incapable of feasible mitigation) at the following intersections:	
	E. Gateway Oaks Drive/West El Camino Avenue	None available.
	W. El Camino Avenue/Northgate Boulevard	None available.
	Garden Highway/Northbound I-5 ramps	None available.
	Garden Highway/Truxel Road	None available.
	Garden Highway/Northgate Boulevard	None available.
	Truxel Road/New I-80 Frontage Road	None available.
	Adverse impact on I-5 across American River.	None available.
<u>Geology and Soils</u>	Loss of 85 acres of prime agricultural land.	None.
<p>B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></p>		
<u>Population</u>	Displacement of planned on-site residential population associated with dwelling unit displacement.	Provide housing elsewhere in the City or County.
<u>Housing</u>	No residential units are proposed for the site. Displacement of 900 planned units under the 1978 SNCP.	Provide an equivalent number of dwelling units elsewhere in the City.

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>		
<p><u>Public Facilities and Services</u></p>		
Police	Increased demand for police protection.	Clearly identify building numbers and provide lighting in parking areas. Increase funding for additional offices.
Parks	Deletion of an 11-acre park site designated in City Park Master Plan. Increased employee demand for parks.	Developer to provide alternative park site. Provide park financing by nonresidential users. Provide recreation facilities in office parcel.
<p><u>Transportation</u></p>		
Traffic	The project would increase traffic and contribute to unacceptable levels of service (prior to mitigation) at the following intersections: W. El Camino Avenue/Northbound I-5 W. El Camino Avenue/Azevedo Drive W. El Camino Avenue/Truxel Road	Diversion of drivers to alternate routes. Revise signal phasing. Revise signal phasing.
Transit	Increased demand on RT for bus or shuttle service during peak periods, 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.
Local Circulation and Parking	No adverse impacts anticipated due to local circulation characteristics of the project parking provisions are currently undefined.	Review future plans to ensure that adequate parking is provided.
<u>Noise</u>	Predicted on-site Ldn of 70-79 dB. Land use/noise compatibility category "C" (use should be discouraged; if permitted, noise reduction measures required).	Use building design and materials to provide 25-35 dB reduction of outdoor noise levels.
<u>Energy</u>	Peak energy demand of 16,800 kilowatts; project requires the addition of a new substation on or near the site.	Implement SMUD's Energy Conservation Load Measures.
<u>Air Quality</u>	Violation of both federal and state CO standards expected. Project would incrementally add to regional smog problems and difficulty in achieving and maintaining state and federal ozone standards.	Implement contingency air quality control measures in regional 1982 Air Quality Plan.
<p>C. <u>LESS THAN SIGNIFICANT IMPACTS</u></p>		
<p><u>Land Use</u></p>		
Market Feasibility	Office absorption: in 6.7 years.	None.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<u>C. LESS THAN SIGNIFICANT IMPACTS - Continued</u>		
<u>Population</u>	No on-site residential population. Indirect "worst case" population increase of 6,509 employees (due to creation of "new jobs").	These workers would require housing to be provided elsewhere in the City or County.
<u>Housing</u>	No on-site dwelling units provided. "Worst case" demand for 6,509 housing units by "new" employees which could be provided on City or County vacant residential land.	Conduct a regional jobs/housing balance study.
<u>Public Facilities and Services</u>		
<u>Water</u>	Peak water demand of 153,000 gpd can be accommodated by existing water supply system. Cost to the City of \$153,000.	Implement standard water conservation measures. Investigate alternative financing mechanisms.
<u>Sewer</u>	Peak wastewater flows of 137,700 gpd. Can be accommodated by existing collection and treatment facilities.	Developer financing of any trunk lines deemed the responsibility of the developer.
<u>Solid Waste</u>	Generation of 18,800 lbs per day.	Recycle office paper.
<u>Fire</u>	Multistory buildings would require a ladder truck in South Natomas. Required 3,000 gpm fire flow not available.	Require developer funding of specialized equipment. Require buildings to be fully sprinklered, require fire separation walls, and require compliance with fire department design review recommendations.
<u>Schools</u>	No school-age children on-site.	None.
<u>Libraries</u>	Slight increase in library demands.	None.
<u>Energy</u>		
<u>Natural Gas</u>	No adverse impacts anticipated.	None.
<u>Geology and Soils</u>	Shrink-swell soils exist on the site.	Provide corrective design measures for shrink-swell soils.
<u>Hydrology, Drainage, and Water Quality</u>	Increase in storm drainage flows by 26.4 cfs; capable of being handled by existing system.	Developer financing of one-time drainage system improvement charges.
<u>Biology</u>	Loss of 85 acres of agricultural field habitat.	Use native vegetation for landscaping.
<u>Cultural Resources</u>	No adverse impacts expected.	Halt construction if artifacts are discovered and develop mitigation plan at that time.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
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D. BENEFICIAL IMPACTS

Employment

8,266 direct on-site jobs and a total of 21,698 jobs created with positive impacts on unemployment. About 2,023 person-years of construction employment generated. If jobs not provided on-site, they probably would be provided elsewhere in region. None.

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF INTERSTATE 5 AND INTERSTATE 80 FROM FROM THE MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-2B-PUD) ZONE(S) AND PLACING THE SAME IN THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE(S)

(FILE NO. **P88-007**) APN: 225-0230-071,075)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Multi-Family Planned Unit Development (R-2B-PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building Planned Unit Development (OB-PUD) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on May 5, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-007

LEGAL DESCRIPTION FOR PORTION
LOT 116, NATOMAS EAST SIDE SUBDIVISION
(17 B.M. 34), CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, CALIFORNIA

All that portion of Lot 116, as said Lot is shown and so designated on that certain "PLAT OF NATOMAS EAST SIDE SUBDIVISION" filed in the office of the Recorder, County of Sacramento, State of California in Book 17 of Maps, Map No. 34, more particularly described as follows:

Beginning at the most northerly corner of Parcel 1 as said Parcel is shown on that certain Parcel Map entitled, "METROPOLITAN CENTER" filed in the office of the Recorder of said County and State in Book 86 of Parcel Maps, Page 5; thence from said Point of beginning along the northwesterly line of said Parcel 1, South $48^{\circ}49'59''$ West 815.09 feet to a point on the easterly right-of-way line of Gateway Oaks Drive, a City Road, as shown on said Parcel Map; thence along the arc of a non-tangent curve to the left having a radius of 645.00 feet, said Arc being subtended by a chord bearing North $80^{\circ}02'43''$ West 909.69 feet; thence South $61^{\circ}04'35''$ West 616.60 feet to a point on the easterly line of Natomas Central Subdivision Main Drainage Canal as shown on said Plat of Natomas East Side Subdivision; thence along said Easterly line, North $01^{\circ}25'31''$ East 695.13 feet to a point on the southerly right-of-way line of Interstate Freeway Route 880 as conveyed to the State of California by Final Order of Condemnation recorded in said Recorder's office in Book 67-03-02 Official Records, Page 406; thence along said Southerly right-of-way line of Interstate Freeway Route 880 and the westerly right-of-way line of Interstate Freeway Route 5 as described in said Final Order of Condemnation, the following five (5) courses: (1) North $56^{\circ}12'08''$ East 63.56 feet; (2) North $61^{\circ}04'35''$ East 874.28 feet; (3) along the arc of a curve to the right having a radius of 645.00 feet, said Arc being subtended by a chord bearing South $83^{\circ}24'13''$ East 749.48 feet; (4) South $47^{\circ}52'59''$ East 243.84 feet; and (5) along the arc of a curve to the right having a radius of 1457.00 feet, said Arc being subtended by a chord bearing South $42^{\circ}19'27''$ East 282.28 feet to the point of beginning.

###

Murray Smith & Associates
Engineering, Inc.

November 13, 1987
85199

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF INTERSTATE 5 AND INTERSTATE 80 FROM FROM THE MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-2B-PUD) ZONE(S) AND PLACING THE SAME IN THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE(S)

(FILE NO. **P88-007**) APN: 225-0230-071,075)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Multi-Family Planned Unit Development (R-2B-PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building Planned Unit Development (OB-PUD) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on May 5, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-007

LEGAL DESCRIPTION FOR PORTION
LOT 116. NATOMAS EAST SIDE SUBDIVISION
(17 B.M. 34), CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, CALIFORNIA

All that portion of Lot 116, as said Lot is shown and so designated on that certain "PLAT OF NATOMAS EAST SIDE SUBDIVISION" filed in the office of the Recorder, County of Sacramento, State of California in Book 17 of Maps, Map No. 34, more particularly described as follows:

Beginning at the most northerly corner of Parcel 1 as said Parcel is shown on that certain Parcel Map entitled, "METROPOLITAN CENTER" filed in the office of the Recorder of said County and State in Book 86 of Parcel Maps, Page 5; thence from said Point of beginning along the northwesterly line of said Parcel 1, South $48^{\circ}49'59''$ West 815.09 feet to a point on the easterly right-of-way line of Gateway Oaks Drive, a City Road, as shown on said Parcel Map; thence along the arc of a non-tangent curve to the left having a radius of 645.00 feet, said Arc being subtended by a chord bearing North $80^{\circ}02'43''$ West 809.69 feet; thence South $61^{\circ}04'35''$ West 616.60 feet to a point on the easterly line of Natomas Central Subdivision Main Drainage Canal as shown on said Plat of Natomas East Side Subdivision; thence along said Easterly line, North $01^{\circ}25'31''$ East 695.13 feet to a point on the southerly right-of-way line of Interstate Freeway Route 880 as conveyed to the State of California by Final Order of Condemnation recorded in said Recorder's office in Book 67-03-02 Official Records, Page 406; thence along said Southerly right-of-way line of Interstate Freeway Route 880 and the westerly right-of-way line of Interstate Freeway Route 5 as described in said Final Order of Condemnation, the following five (5) courses: (1) North $56^{\circ}12'08''$ East 63.56 feet; (2) North $61^{\circ}04'35''$ East 874.28 feet; (3) along the arc of a curve to the right having a radius of 645.00 feet, said Arc being subtended by a chord bearing South $83^{\circ}24'13''$ East 749.48 feet; (4) South $47^{\circ}52'59''$ East 243.84 feet; and (5) along the arc of a curve to the right having a radius of 1457.00 feet, said Arc being subtended by a chord bearing South $42^{\circ}19'27''$ East 282.28 feet to the point of beginning.

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Murray Smith & Associates
Engineering, Inc.

November 13, 1987
85199

December 20, 1988

Hefner, Stark and Marois
2710 Gateway Oaks Dr., Ste. 300 South
Sacramento CA 95833

Dear Gentlepersons:

On December 13, 1988, the Sacramento City Council took the following action(s) for property to be known as Metropolitan Center, located at the southwest corner of Interstate 5 and Interstate 80 (P-88007):

- A. Withdrew the request to amend the 1978 South Natomas Community Plan for 42± vacant acres from Residential 11-21 units/acre (12 units min. av.) to 32± acres Office/Office Park and 10± acres General Public Facilities.
- B. Adopted Resolution No. 88-1064, as amended, and Agreement No. 88128 amending the schematic plan and development guidelines for the Planned Unit Development known as Metropolitan Center and City Agreement No. 82054 to increase by 374,000 gross sq. ft. of office for a total of 773,211 square feet of office on 80 acres, to add 58 dwelling units on 37± acres of previously zoned residential land, and to designate a 10± acre school site.
- C. Adopted Ordinance No. 88-087 to rezone 32± acres from Multi-Family Planned Unit Development (R-2B (PUD)) to Office Building Planned Unit Development (OB(PUD)).
- D. Adopted Ordinance No. 88-088 relating to the first amendments of the Natomas Eastside/Metropolitan Center Development Agreement (AG82054).
- E. Adopted Resolution No. 88-1065 adopting Findings relative to the environmental effects and overriding considerations supporting approval.

Enclosed, for your records, are fully certified copies of the above referenced documents except for Agreement No. 88128.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

JB/lmh/#37

Enclosure

cc: Art Gee, Planning Department
Sacramento Investment Co. II, Ltd., 10969 Trade Cntr. Dr., R.C., Ca,
95670