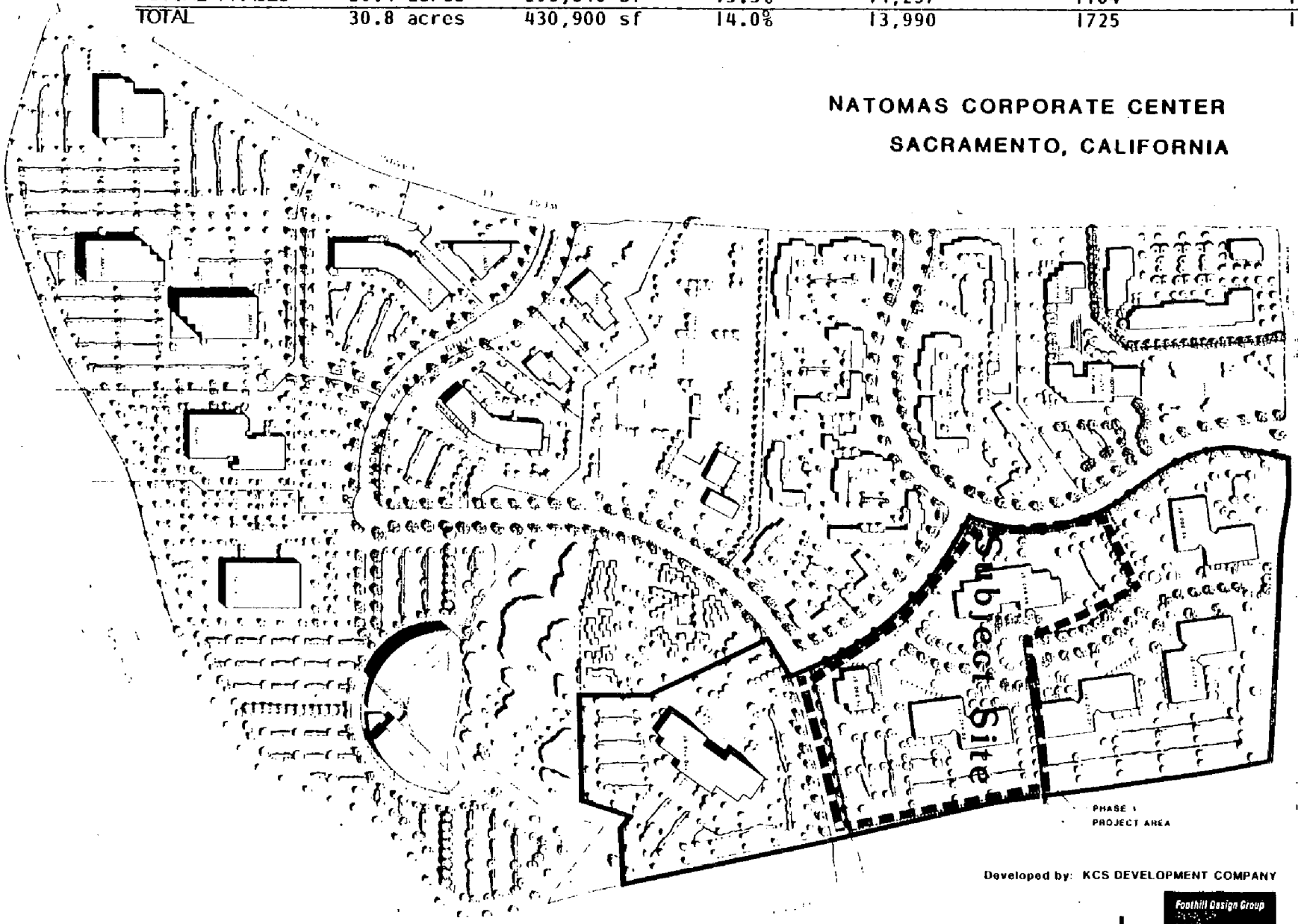


P-87-237

TABULATION

	<u>Net Land Area</u>	<u>Building Area</u>	<u>% Coverage</u>	<u>Density (sf/ac)</u>	<u>Parking Required</u>	<u>Parking Provided</u>
PHASE I	10.4 acres	140,054 sf	15.5%	13,467	561	596
FUTURE PHASES	20.4 acres	290,846 sf	13.3%	14,257	1164	1170
TOTAL	30.8 acres	430,900 sf	14.0%	13,990	1725	1766

**NATOMAS CORPORATE CENTER
SACRAMENTO, CALIFORNIA**



REVISED SCHEMATIC PLAN

EXHIBIT
A4

Developed by: KCS DEVELOPMENT COMPANY



6-11-87

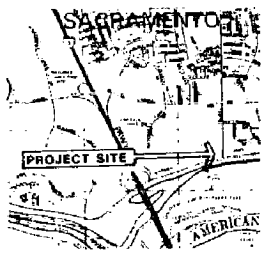
Item 19

P-87-237

6-11-87

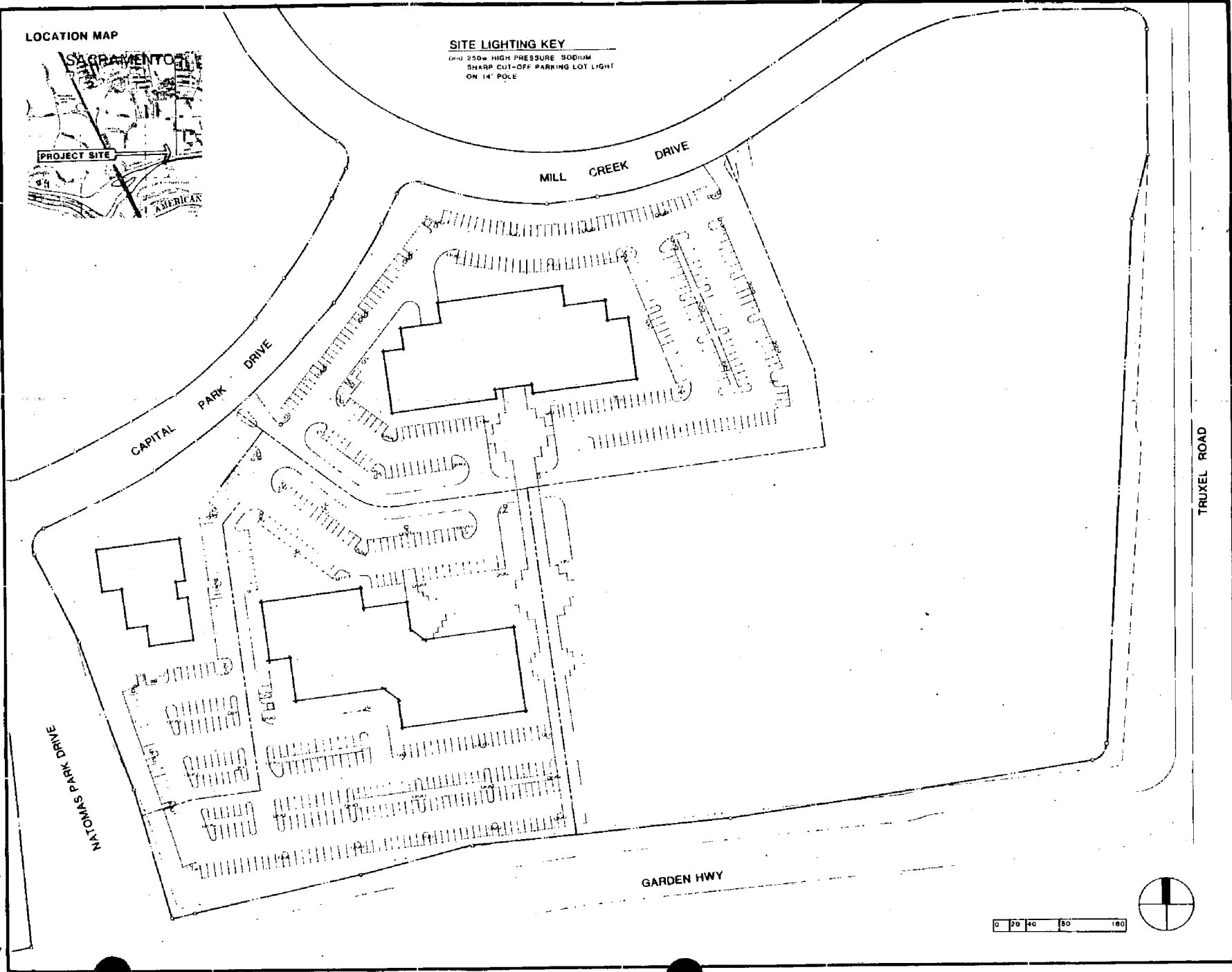
Item 19

LOCATION MAP



SITE LIGHTING KEY

□ 250w HIGH PRESSURE SODIUM
 ▨ SHARP CUT-OFF PARKING LOT LIGHT
 ON 14' POLE



CREEKSIDE OAKS
 AN OFFICE PARK BY KCS DEVELOPMENT

LIGHTING PLAN

Job: _____
 Date: _____
 Draw: _____
 Appr: _____
 Cons: _____

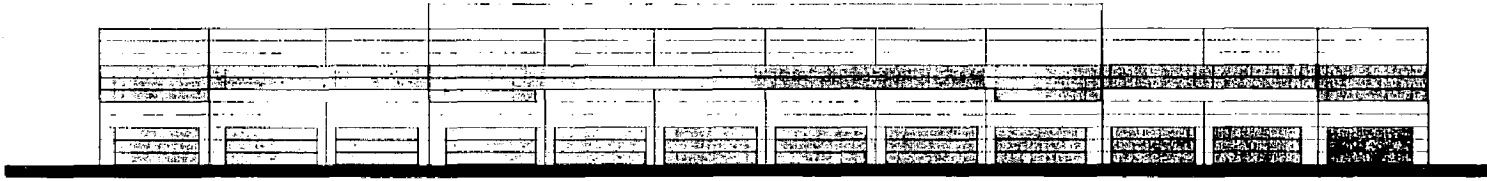
EXHIBIT E

P-87-237

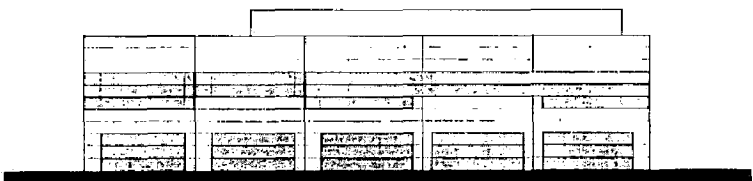
6-11-87

stem

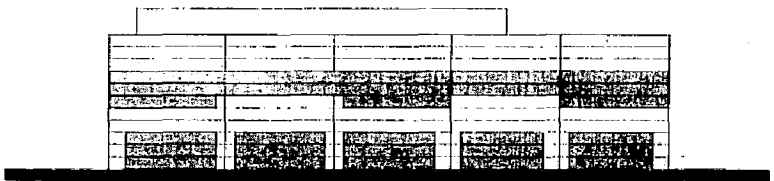
19



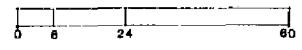
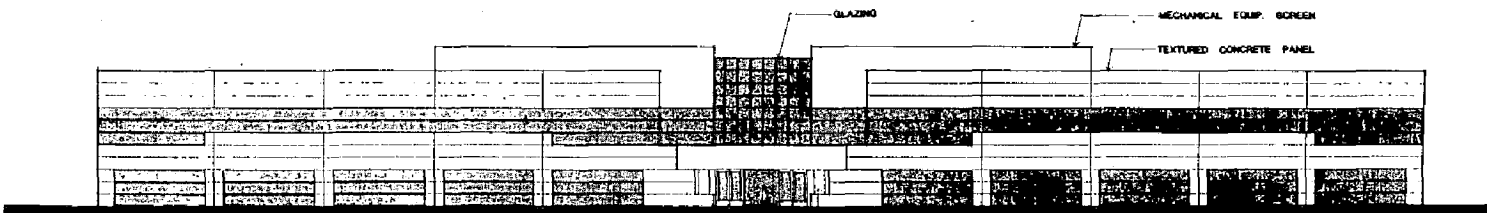
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

CREEKSIDE OAKS
 AN OFFICE PARK BY KCS DEVELOPMENT

Faithful Design Group

Approvals
 Consultant

EXTERIOR ELEVATIONS
 BUILDING A

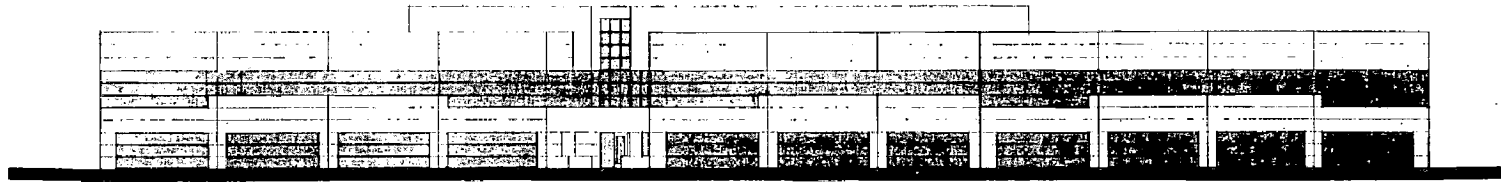
Job No. ***** Sheet No.
 Date ****
 Drawn _____
 of Sheets

EXHIBIT I ELEVATIONS

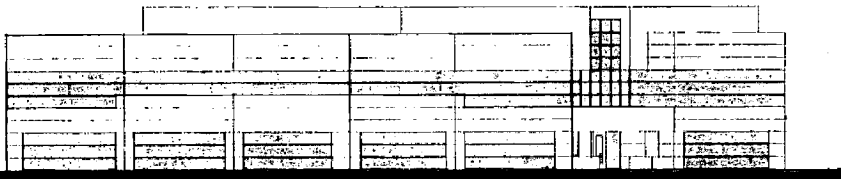
P-87-237

6-11-87

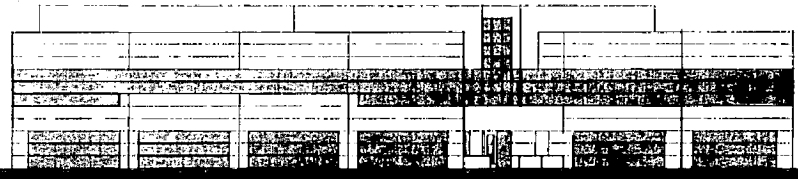
Alan V



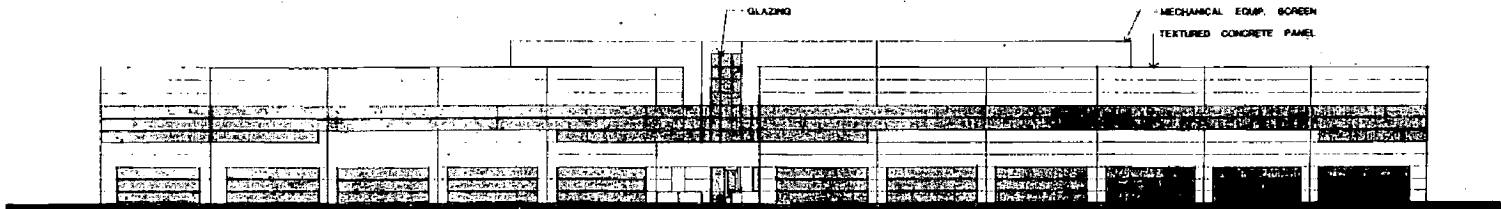
NORTH ELEVATION



WEST ELEVATION



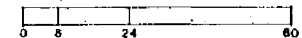
EAST ELEVATION



CONCRETE COLUMN
ENTRY

MECHANICAL EQIP. SCREEN
TEXTURED CONCRETE PANEL

GLAZING



SOUTH ELEVATION

CREEKSIDE OAKS
AN OFFICE PARK BY KCS DEVELOPMENT

Foothill Design Group

Approvals

Consultant

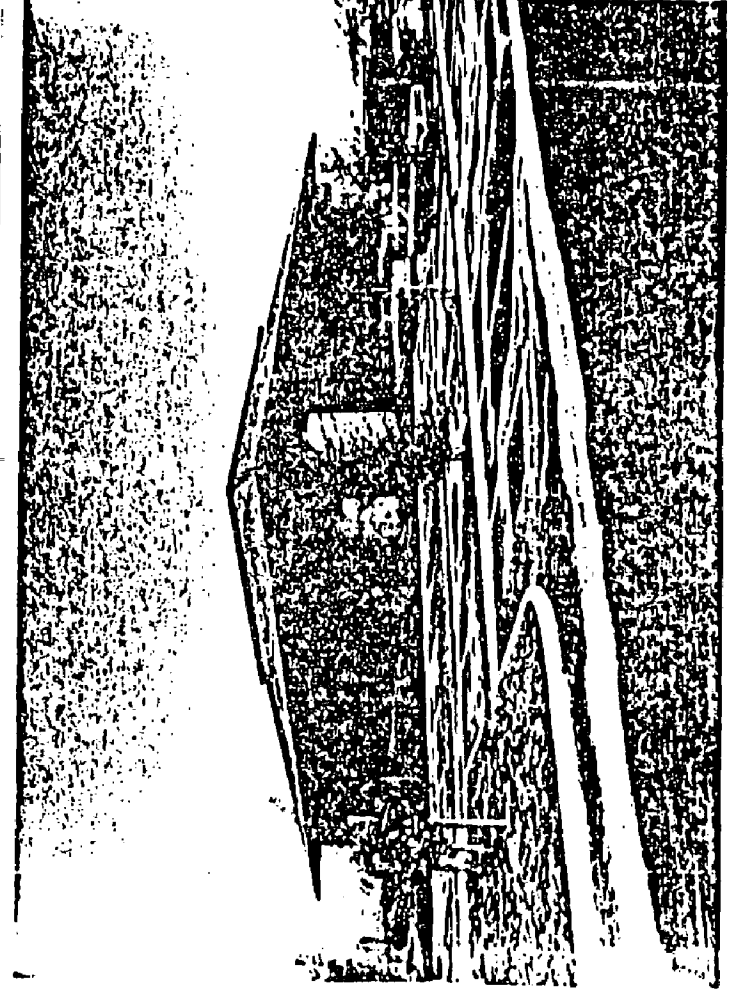
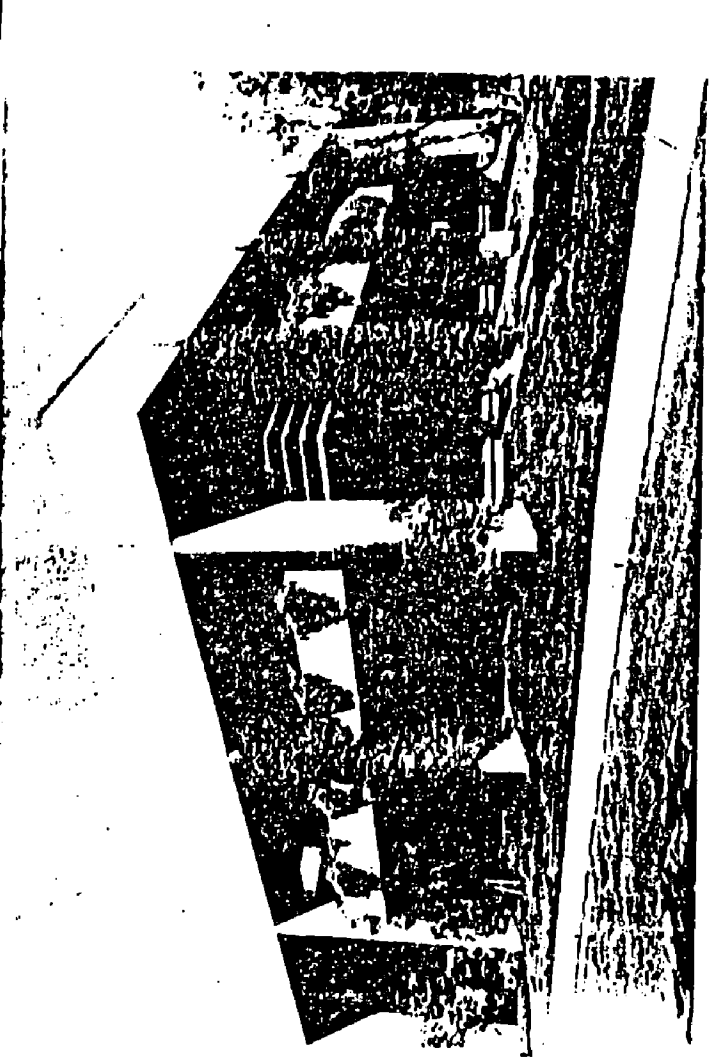
**EXTERIOR
ELEVATIONS**
BUILDING C

Job No. 11111	Sheet No.
Date: 11/11/87	
Drawn:	
Check:	of Sheets

Sheet

EXHIBIT K

EXAMPLES OF ACCEPTABLE TILT-UP CONSTRUCTION



ATTACHMENT III

6-11-87
25

P-87-237

italiana

provision of 30 bicycle parking facilities, 16 Class I lockers and 14 Class II racks is included on the proposed site plan and complies with the PUD Guidelines.

The City Traffic Engineer provided the following comments:

1. Remove islands on divided driveways.
2. Driveways will be a minimum of 24' and a maximum of 35'.
3. Property lines will not split driveways.
4. Request that parking in easement be cleared through Reclamation District.
5. Complete main circulation isle from Capital Park Drive to Mill Creek Drive.
6. A Transportation Management Plan is required for this major project prior to the issuance of building permit.
7. With each special permit application, documentation demonstrating successful performance in implementing previously approved TSM plans shall be required prior to approval of new phases.
8. Participate in the TSM program referenced in the 1986 South Natomas Community Plan or any subsequent revised plans upon adoption by the city.
9. The bicycle parking facilities shown on the site plan must be double units (park two bikes) in order to meet the PUD bicycle parking requirements.
10. Encroachment into the 15' RD-1000 easement by the parking or other lighting or landscaping must not preclude the development of the City's plans to develop an off-street bike path along the toe of the Garden Highway Levee between Truxel Road and the Bannon Creek Slough Bikeway (see the attached sketch, Exhibit L). The Creekside Oaks PUD guidelines and the Sacramento Bikeways masterplan call for this type of facility to provide a safe route for commuters to downtown through Discovery Park and recreational cyclists accessing the park from South and North Natomas.
11. As part of the required TMP, trip reduction credit will be given for development of the bicycle trail mentioned above if included in the project development.
12. Suggested TSM measures for the applicant's TMP include:
 - a. preferential carpool, vanpool parking;
 - b. reduction of the number of parking spaces provided for employees;
 - c. transit pass subsidies;
 - d. shower and locker facilities.

The remaining measures necessary for compliance with the Trip Reduction Ordinance and Development Agreements must be submitted for review and approval by the Planning Director.

funding for the road improvements necessitated by development. The community plan thus included as an implementation policy the following mitigation measure to be required as a condition of development approval:

- o Participate in the facilities benefit assessment district for the South Natomas Area.

2. Air

To discourage further deterioration of regional air quality, the developer shall work with the Sacramento County Air Pollution Control District to develop a mitigation program consisting on new traffic mitigation measures not already identified in the EIR. Therefore, the following shall apply:

- o Prepare a traffic study addressing Transportation System Management (TSM) programs to reduce vehicle traffic for review and approval by the Traffic Engineer.
3. The project is located in an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:
- o If unusual amounts of bone , shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction continues.

RECOMMENDATION: Staff recommends the following:

- a. ratification of the Negative Declaration; and
- b. recommend approval of the schematic plan amendment to the Creekside Oaks Planned Unit Development to modify the approved site plan/building configuration; and
- c. recommend approval of the Tentative Map subject to conditions which follow; and
- d. approve the Special Permit to construct 140,054 square feet of office in three buildings subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining building permits.
- 2. Pay off existing assessments, if any, or file the necessary segregation requests and fees to segregate existing assessments.

Director prior to issuance of building permits. / Facilities are to be provided in Building C / (staff amended)

6. The applicant shall comply with the requirements of Regional Transit regarding development design and transit efficiency and effectiveness in serving the site.
7. The applicant shall 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. *(staff corrected)*
8. The applicant shall submit a signage program for the project for review and approval by the Planning Director prior to issuance of sign permits.
9. The applicant shall submit a reciprocal access agreement with the adjacent property owner.
10. Trash enclosure facilities shall be constructed in accordance with the following criteria and shall be indicated on the revised site plan:
 - a. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main office structures.
 - b. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
 - c. The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates.
 - d. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
 - e. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
 - f. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location; size and orientation of the concrete apron shall depend upon the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.
 - g. The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width ten feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspection Division Building Technicians (Plan Checker).
 - h. Paving material shall consist of five-inch aggregate base rock and six-inch

Portland cement paving.

- i. A trellis structure covering the trash facility shall be constructed to screen these units from view from the second floor of the office buildings. The trellis shall be reviewed and approved by staff prior to issuance of building permits.
11. The applicant shall provide a minimum of 30 bicycle storage spaces as shown on the plans. 16 lockers and 14 racks.
12. 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.
13. The applicant shall comply with the previous conditions of approval for tentative map (P83-124) as stated regarding installation of traffic signal on Garden Highway at Natomas Park Drive (City Council Resolution 84-1034).
14. The Planning Director, or his designee, shall inspect the project prior to final inspection approval by the Building Division for compliance with all special permit conditions and guidelines of the Creekside Oaks PUD.
15. The applicant shall prepare a revised site plan showing loading areas; parking lot redesign to show no more than ten consecutive spaces and then a tree planter finger; all concerns of the City Traffic Engineer shall be reflected on the revised site plan.

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use, in that the project complies with the South Natomas Office Park PUD Development Guidelines.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance, in that the project provides adequate on-site parking, landscaping and building setbacks and other planned unit development requirements.
3. The project is found to be consistent with the Interim Discretionary Land Use Policy of the City, based on a review of the 1974 General Plan or the 1986 South Natomas Community Plan specified in the interim policy.
- *4. *Approval of this project is dependent for its legal effectiveness on the 1974 General Plan and the 1978 South Natomas Community Plan as both plans were amended in December, 1987 (Resolution 84-1032) immediately prior to approval of the Creekside Oaks P.U.D. (P83-124). This application seeks approval of the more specific land use entitlement necessary prior to construction in the P.U.D.; approval of this application does not authorize land uses or intensity different or greater than authorized by the Creekside P.U.D.*

The 1986 South Natomas Community Plan, adopted by the City Council in January, 1986, made no changes in land use or intensity permitted pursuant to the Creekside Oaks P.U.D. approval. Accordingly, approval of this project is not in any manner dependent on the 1986 plan.

**Added by City Attorney's Office*

Hours of Operation: 8 A.M. to 5 P.M.

Proposed Lot Area: Parcel A = 1.7 acres - Building B (19,200 sq. ft.)
Parcel B = 4.2 acres - Building C (60,412 sq. ft.)
Parcel C = 4.5 acres - Building A (59,942 sq. ft.)
Parcel D = 11.1 acres - Vacant

BACKGROUND INFORMATION: The subject site is located within the Creekside Oaks Planned Unit Developed established in 1984 by the City Council (P83-124). The City Council approved 430,000 square feet of office in the Creekside Oaks PUD on December 18, 1984. The site is currently vacant and the proposed project will be the first phase of office construction in the PUD. Prior approvals include the following:

<u>Project Description</u>	<u>Date Approved</u>
P85-109: 346 Unit apartment complex	04-25-85
P85-378: 40,800 sq. ft. shopping center	10-24-85
P86-232: Special Permit 4,000 sq. ft. bank	07-10-86

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 27, 1987, by a vote of 4 ayes, 4 absent and 1 abstention, the S.R.C. voted to recommend approval of the Tentative Map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use & Zoning

The subject site is zoned Office Building-Planned Unit Development (OB-PUD) zone and contains 25.1+ vacant acres. The General Plan and 1986 Interim South Natomas Community Plan designate the site as Office Building PUD. The proposed project is allowed to proceed as being consistent with the Interim Land Use Policy.

B. PUD Schematic Plan

The applicant proposes to construct three, two story office buildings on four future lots. One lot, Parcel D, is to remain vacant and does not have plans submitted at this time. Total square footage of the three buildings will be 140,054 square feet. A total of 596 parking spaces are provided overall with a requirement of 561 spaces.

The Development Guidelines related to the subject PUD provide flexibility with regard to the approved PUD schematic plan. In general, the proposed office building and site plan are consistent with the South Natomas Office Park Guidelines. The specific project characteristics related to building heights, minimum size, site coverage and parking comply with the standards established in the PUD Guidelines.

Building B contains 19,200 square feet of floor area and is less than the minimum requirement of 40,000 square feet. However, it is part of Phase I of the proposed 140,054 square feet of office. Building B will be constructed at the same time as Buildings A and C.