



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
November 9, 2006

To: Members of the Planning Commission

Subject: Natomas Landing (P06-157)

Request to construct a 20,525± square foot neighborhood shopping center in the Limited Commercial (C-1-PUD) Zone within the Natomas Field Planned Unit Development (PUD).

- A. Environmental Determination: **Prior Mitigated Negative Declaration**;
- B. **PUD Guidelines Amendments** to amend the development standards and establish sign guidelines for the commercial portion of the Natomas Field PUD;
- C. **PUD Schematic Plan Amendment** to depict a 20,525± square foot shopping center on the southeast corner of Arena Boulevard and East Commerce Way within the Natomas Field PUD; and
- D. **Planning Commission Plan Review** for a 20,525± square foot shopping center in the C-1-PUD Zone within the Natomas Field PUD.

Location/Council District:

Southeast corner of Arena Boulevard and E. Commerce Way, Sacramento, CA 95834

Assessor's Parcel Number: 225-2300-003

Council District 1

Recommendation: Staff recommends that the Planning Commission approve the request based on the findings of fact and subject to the conditions of approval listed in Attachment 1. The Commission has final approval authority over items A-D listed above, and its decision is appealable to the City Council. There were no outstanding issues or neighborhood opposition to the proposal at the time this staff report was written.

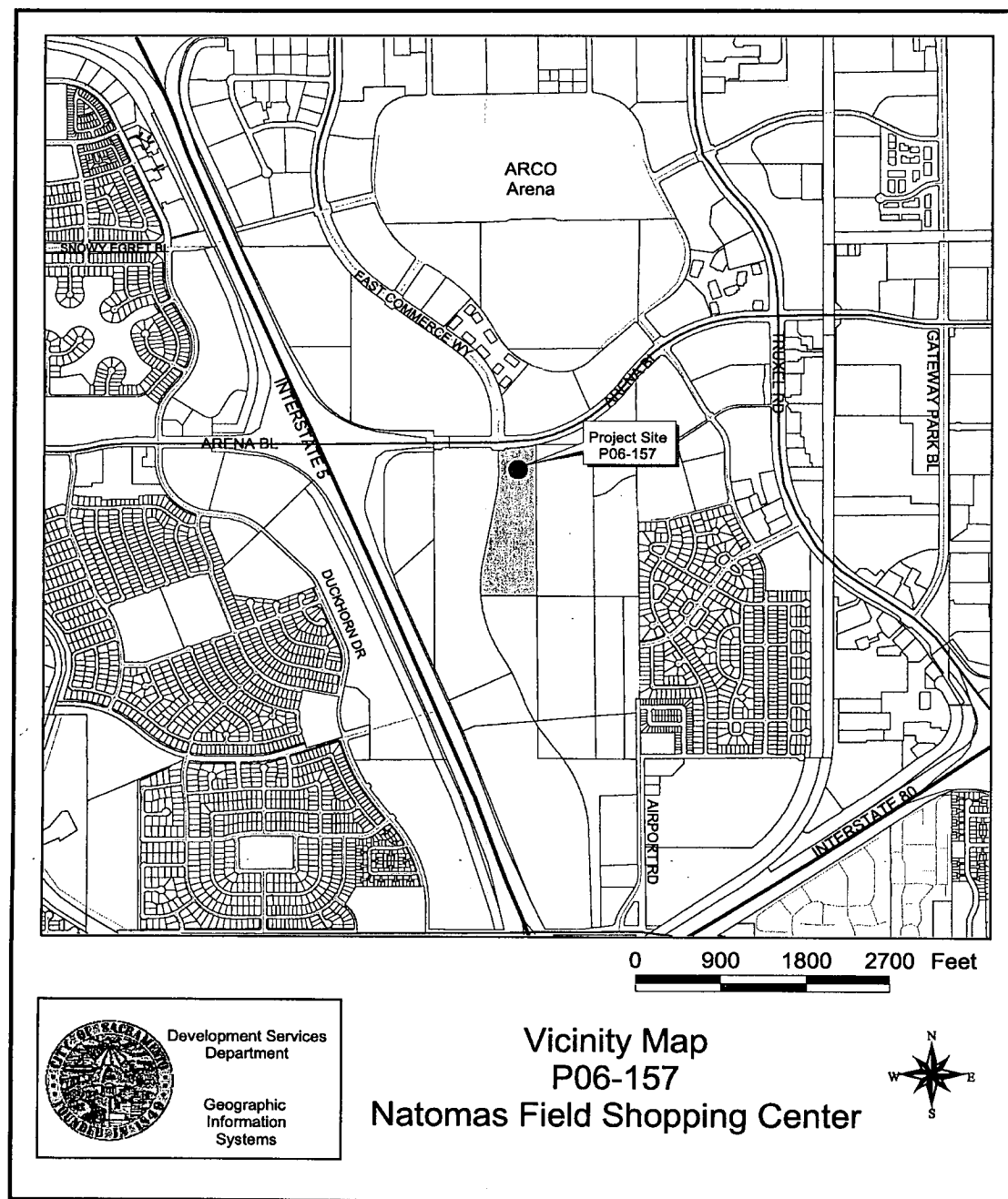
Staff Planner: Steve Kowalski, Associate Planner, (916) 808-4752

Subject: Natomas Landing (P06-157)

November 9, 2006

Applicant: De Kleer + Associates (contact person: Jim Perkins, 916-731-4726)
4757 J Street, Sacramento, CA 95819

Owner: Natomas Landing, LLC (contact person: Chris Ksidakis, 916-920-1500)
11246 Gold Express Drive #106, Gold River, CA 95670



Summary

The applicant is requesting entitlements to build a shopping center consisting of three single-story buildings totaling 20,525± square feet on the southeast corner of Arena Boulevard and East Commerce Way in the Natomas Field Planned Unit Development (PUD). The Natomas Field PUD Guidelines designated the subject site for a neighborhood-serving shopping center intended to serve the new residential developments within the PUD, as well as the surrounding neighborhood.

In order to build the proposed shopping center, the applicant must amend the PUD Schematic Plan to depict the center on the PUD's land use map. In addition, a Plan Review entitlement is required to allow construction of the project. The PUD Guidelines and Schematic Plan specifically call for a neighborhood-serving retail commercial development at the subject site, therefore the proposal is consistent with the intent of the PUD. The applicant is also proposing PUD Guidelines Amendments to develop more detailed sign guidelines for the shopping center and to allow a 4' tall decorative metal fence to separate the center from the adjacent residential uses to the south instead of the standard solid 6' wall. Staff supports both amendments for reasons discussed below.

At the time this staff report was prepared, there were no outstanding issues or concerns regarding the project.

Table 1: Project Information

General Plan Land Use designation: Community/Neighborhood Commercial & Office

North Natomas Community Plan Land Use designation: Neighborhood Convenience Commercial

Existing zoning of site: C-1-PUD (Limited Commercial Zone)

Existing use of site: vacant

Property area: 2.38± gross acres (2.07± net acres)

Background Information

On July 26, 2005, the City Council approved the underlying project entitlements related to the Natomas Field Planned Unit Development project (P04-236), including a Schematic Plan which designated a 2.38± acre site on the southeast corner of the intersection of Arena Boulevard and East Commerce Way for a neighborhood shopping center. The underlying project entitlements included a Development Agreement, General Plan, Community Plan and Zoning Map amendments, the establishment of a Planned Unit Development (PUD) including PUD Guidelines and a Schematic Plan, and a Tentative Subdivision Map. The shopping center site was zoned Limited Commercial (C-1-PUD), and was intended to serve the everyday needs of the new residential subdivisions that were proposed as part of the PUD. The proposal at hand features a neighborhood shopping center on this site consisting of three (3) buildings totaling approximately 20,525 square feet.

Public/Neighborhood Outreach and Comments

As part of the application review process, the proposal was routed to the Natomas Community Association (NCA), the North Natomas Alliance (NNA), the North Natomas Community Association (NNCA), the North Natomas Study Group (NNSG), the Natomas Chapter of the Partnership for Active Communities (NCPAC), and the Natomas Crossing Homeowners Association. Staff received e-mails from the NCA and NNA, both of whom had no comments. Staff also notified all property owners within 500 feet of the site for this public hearing and received no opposition from the surrounding neighborhood.

Environmental Considerations

On July 26, 2005 the City Council approved a Mitigated Negative Declaration (MND) and adopted the associated Mitigation Monitoring Plan for the development of the Natomas Field Planned Unit Development project (P04-236). The commercial portion of the PUD that is the subject of this application was evaluated in the MND for that project.

Section 15162 of the CEQA Guidelines provides that no additional environmental documentation need be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed above exist, additional environmental documentation was not required for the current proposal.

Policy Considerations

General Plan: The subject site is designated Community/Neighborhood Commercial and Office in the Land Use Element of the General Plan. This designation calls for a mix of neighborhood-serving commercial uses offering goods and services that meet the everyday needs of adjacent residential neighborhoods. The proposed shopping center will serve the existing single-family and multi-family residential developments and those currently under construction adjacent to the project site with just such uses. Therefore, staff finds that the proposal is consistent with the General Plan.

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

1. **Promote livable and well-designed neighborhoods that are walkable and complete with a mix of uses and services to support improved health and the needs of families, youth, seniors, and a growing population.** In this case, the proposed shopping center abuts directly against new and future single-

and multi-family residential developments to the south and east, as well as office and other future commercial uses to the north and west, thereby providing a variety of uses and services currently lacking in the immediate vicinity.

2. **Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, and pedestrians.** The proposal features a pedestrian walkway leading into the shopping center from the future townhouse development directly to the south of the site; therefore neighbors residing in the new residential developments to the south will be able to walk to the center instead of having to drive.
3. **Promote designs for development that are compatible with the scale and character of Sacramento's neighborhoods.** In this case, the proposal features buildings of a single-story design that have been pushed out to the street as far away as possible from the adjacent future residential developments to the south and east.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

North Natomas Community Plan (NNCP): The site is designated Neighborhood Convenience Commercial in the North Natomas Community Plan. Developments having this land use designation are intended to provide goods and services that meet the everyday needs of the surrounding neighborhood. The proposal is consistent with the following policies of the NNCP:

- 1) Provide commercial facilities that meet the daily and weekly needs of, and are convenient to, North Natomas residents, workers, and visitors (p. 25); and
- 2) Confine commercial uses to designated sites to avoid strip commercial development (p. 25).

The shopping center will feature a mix of commercial uses that will serve the surrounding residential and office developments, while being confined to a single parcel on the southeast corner of Arena Boulevard and East Commerce Way. For this reason, staff finds it to be consistent with the land use designation and policies of the North Natomas Community Plan.

PUD Guidelines Amendments

Signage

The sign guidelines contained in the original PUD Guidelines are very general in nature and do not regulate such details as quantity, size, and location of signage, etc. In a case such as this, the proposal thereby becomes subject to the sign regulations of the C-1 Zone as prescribed by the Zoning Code. New developments in the C-1 Zone are limited to one (1) wall sign per tenant not to exceed one square foot of sign area for

each linear foot of building frontage. Therefore, as an example, a commercial space with a 25 foot long storefront in the C-1 Zone would be limited to one wall sign not larger than 25 square feet in area.

The proposed plans show each tenant having two (2) wall signs, one on the rear of the building facing the adjacent street, and another over the front entrance facing the parking lot. In order not to subject the project to the current C-1 sign regulations, the applicant has amended the PUD Guidelines to include detailed sign guidelines that, among other things, allow two wall signs per tenant (see Exhibit 1D). The proposed sign guidelines feature language and regulations similar to those governing other shopping center developments in the North Natomas area, and staff supports them as proposed.

Separation between Commercial and Residential Uses

Similarly, Section 17.76.030 of the Zoning Code requires all commercial developments adjacent to residential uses to be separated from them by a minimum 6' tall solid masonry wall. As part of this project, the applicant is proposing an amendment to the PUD Guidelines to forego the requirement to have such a wall along the entire length of the property line separating the shopping center from the adjacent residential uses. Instead, the applicant is proposing a 4' tall decorative metal fence to run along the portion of the property line separating the site from the six townhouses facing the shopping center, and a solid 6' masonry wall along the entire length of the single townhouse siding against the property line.

Staff supports this proposed amendment on the grounds that a solid wall running along the entire length of the property line would impede direct access to the shopping center from the residential development and force residents to travel a much farther distance to get to the center. In addition, staff, the applicant and the homebuilder constructing the townhouses to the south all agree that having a 6' tall solid wall immediately outside the front entrance of the units facing the center would be unsightly for the residents occupying those units. Instead, the buffer between the two uses would consist of a 4' tall decorative metal fence and an 8' wide planter containing a healthy amount of trees, shrubs and ground cover that, when mature, will become full enough to help soften the view of the center from the townhouses.

Schematic Plan Amendment

When they were originally approved by the City Council in 2005, the PUD Guidelines called for a neighborhood-scale retail commercial center on the subject site to serve the future residential developments in the surrounding area. In order to build the proposed shopping center, the applicant must amend the PUD Schematic Plan to show it on the land use map of the PUD (see Exhibit 1E). Because the proposed use is consistent with the intent of the PUD, staff is recommending approval of the Schematic Plan Amendment as proposed.

Project Design

Land Use

The applicant is proposing to build a 3-building, 20,525 square foot shopping center on a vacant 2.07± net acre parcel in the Limited Commercial (C-1-PUD) Zone within the Natomas Field PUD. Chapter 17.180 of the Zoning Code requires a Planning Director Plan Review for all developments within an existing PUD. However, since two of the requested entitlements of this application require Planning Commission approval (in this case, the PUD Guidelines and Schematic Plan amendments), Chapter 17.220 requires the Plan Review to be elevated to the Planning Commission level as well.

In order to approve a Plan Review, the Planning Commission must be able to make the following findings:

- A. The proposed development is consistent with the general plan and any applicable community plan or specific plan;
- B. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways;
- C. The subject property is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title; and
- D. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

As discussed above in the "Policy Consideration" section of the staff report, the proposal complies with the land use policies of both the General Plan and the North Natomas Community Plan. The site has been designed to be integrated with the adjacent residential, commercial, and office developments through the provision of aligned sidewalks and corner entry plazas leading into the center, as well as a direct pedestrian access from the future townhouse development directly to the south (see Exhibit 1G). The proposal complies with the development standards prescribed by the Zoning Code and PUD, including setback, coverage, and parking requirements, and all necessary utilities and infrastructure are in place to adequately serve the site. In addition, conditions have been placed upon the application to prevent the proposed use from having an adverse impact on the surrounding neighborhood. Therefore it is staff's opinion that the findings required for the approval of the Plan Review can be made by the Planning Commission in this case.

Access, Circulation and Parking

The project provides adequate access to, and maneuvering area within the site in accordance with the Zoning Code. The following table shows how the proposal complies with the vehicular parking regulations for a retail shopping center pursuant to Chapter 17.64 of the Code:

Table 2: Parking

Use	Required Parking	Proposed Parking	Difference
Shopping Center	68 spaces (1 space per 400 sq. ft. for first 9,600 sq. ft., then 1 space per 250 sq. ft. in excess of 9,600 sq. ft.)	97 spaces	+29 spaces

As indicated above, the project exceeds the vehicular parking requirements by nearly 30 spaces. The rationale for providing such a large number of spaces is due to the fact that the developer hopes to have a number of tenant spaces occupied by restaurants, and restaurants require more parking in accordance with the Zoning Code than general retail commercial uses.

Height and Setback Standards

The following table shows how the proposal complies with the height and area requirements of the Zoning Code and Natomas Field PUD Guidelines:

Table 3: Height and Area Standards

Standard	Required	Proposed	Deviation
Height	35' max.	21'	None
Front setback	7'6" min.	12'6"	None
Rear setback	15' min.	74'±	None
Street Side setbacks	5' min.	12'6" west, 12'6" east	None

As the table above indicates, the project complies with all applicable height and setback requirements of the Zoning Code and PUD Guidelines.

Building Design, Signage and Landscaping

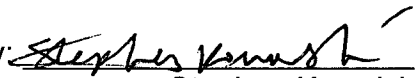
The building design standards call for architecture that is compatible with the residential portions of the Natomas Field PUD, but which also features a variety of colors, materials, architectural features, and building shapes (PUD, p. 31-33). The proposal features three separate buildings sharing similar basic building materials, but containing a wide variety of rooflines, finishes and architectural elements. A large, freestanding bell-tower feature is proposed at the northwest entrance to the site, and a smaller tower has been incorporated into Building C on the northeast corner. Smooth stucco siding is used throughout all three buildings, but each building features different combinations of details, trim, and finishes, including tile roof elements, metal canopies and trellises,

stone veneer and ceramic tile accents. Parapet heights, cornice features and wall surfaces are varied and articulated to give each building a "built-over-time" appearance as intended by the PUD design guidelines.

The building elevations show individual wall signs on the front and back of each tenant centered roughly over the entrance to each storefront (see Exhibits 1K-1M). The Sign Regulations of the Zoning Code only allow one (1) wall sign per tenant in the C-1 Zone. Therefore, in order for each tenant to display two wall signs, the applicant must amend the PUD Guidelines accordingly. Because the shopping center is located on a corner lot having public streets on three sides, staff supports the request to amend the guidelines to allow each tenant two wall signs. This will enable both vehicular traffic on the three adjacent streets and patrons already within the center to locate the stores they are attempting to patronize. All final signage will be subject to review and approval by the Planning Director prior to installation.

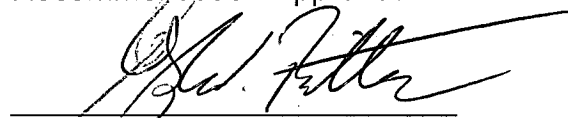
The proposed landscape plan and shading calculation table have been reviewed and approved by the City Arborist. Landscaped setbacks along the three street frontages are varied in size and shape to allow for a variety of tree sizes, and an 8' wide planter along the southern property line will contain numerous trees and shrubs to screen the shopping center from the townhouses that will be built immediately to the south of the site. In addition, a variety of trees, plants and ground covers will be planted around the perimeter of the site to further soften the view of the center from the adjacent residential uses (see Exhibit 1O).

Respectfully submitted by:



Stephen Kowalski
Associate Planner

Recommendation Approved:



Gregory Bitter
Senior Planner

Attachments

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	PUD Guidelines Amendment (Revised Table of Contents)
Exhibit 1B	PUD Guidelines Amendment (Commercial Dev. Standards, p. 32)
Exhibit 1C	PUD Guidelines Amendment (Commercial Dev. Standards, p. 33)
Exhibit 1D	PUD Guidelines Amendment (Proposed Signage Guidelines)
Exhibit 1E	PUD Schematic Plan Amendment
Exhibit 1F	Cover Sheet
Exhibit 1G	Site Plan
Exhibit 1H	Floor Plan – Building A
Exhibit 1I	Floor Plan – Building B

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Exhibit 1J	Floor Plan – Building C
Exhibit 1K	Elevations – Building A
Exhibit 1L	Elevations – Building B
Exhibit 1M	Elevations – Building C
Exhibit 1N	Civil Survey
Exhibit 1O	Landscape Plan
Attachment 2	Land Use & Zoning Map

**Attachment 1
Recommended Findings and Conditions of Approval
Natomas Landing (P06-157)
SE Corner of Arena Blvd. & E. Commerce Way**

Recommended Findings of Fact:

Staff recommends that the Planning Commission make the following findings of fact:

A. Environmental Determination: Previously adopted Mitigated Negative Declaration

1. A Mitigated Negative Declaration (MND) for the Natomas Field Planned Unit Development (State Clearinghouse #2000072035) project was completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures. This Project P06-157 is a part of the Natomas Field Planned Unit Development. The Planning Commission has reviewed and considered the information contained in the previously adopted MND and all oral and documentary evidence received during the hearing on the Project. The Planning Commission has determined that the previously adopted MND constitutes an adequate, accurate, objective, and complete review of the proposed Project and finds that no additional environmental review is required based on the reasons set forth below:
 - a. No substantial changes are proposed by the Project that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b. No substantial changes have occurred with respect to the circumstances under which the Project will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - c. No new information of substantial importance has been found that shows any of the following:
 - i. The Project will have one or more significant effects not discussed in the previously adopted MND;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;

- iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project; or
 - iv. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.
- 2. Based on its review of the previously adopted MND and all oral and documentary evidence received during the hearing on the Project, the Planning Commission finds that the MND reflect the Planning Commission's independent judgment and analysis and adopts the MND for the Project and readopts the findings of fact in support of the MND.
 - 3. The previously adopted mitigation monitoring program is adopted for the Project, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact:
 - a. The mitigation monitoring program has been adopted and implemented as part of the Project;
 - b. The mitigation monitoring plan meets the requirements of CEQA Section 21081.6 and CEQA Guidelines section 15074.
 - 4. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.
 - 5. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.
- B. The Planned Unit Development Guidelines Amendments** to amend the development standards and establish sign guidelines for the commercial portion of the Natomas Field PUD are hereby approved based on the following findings of fact:
- 1. The proposed amendments conform to the General Plan and North Natomas Community Plan goals and policies to enhance and maintain the quality of life of Sacramento residents;

2. The proposed amendments do not change the type or intensity of land use for the subject property;
 3. The proposed amendments meet the purposes and criteria stated in the Zoning Ordinance to promote an integrated and well-designed development; and
 4. The proposed amendments will not be injurious to the public welfare, nor to other properties/property owners in the vicinity.
- D. The **Planning Commission Plan Review** for a 20,525± square foot shopping center in the Limited Commercial (C-1-PUD) Zone within the Natomas Field Planned Unit Development (PUD) is hereby approved based on the following findings:
1. The proposed shopping center is consistent with the General Plan, the North Natomas Community Plan, and the Natomas Field PUD Guidelines;
 2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways;
 3. The subject property is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title; and
 4. Approval of the plan review will not be contrary to the public health or safety or injurious to adjacent properties or improvements of adjacent properties in that conditions have been placed upon the application to mitigate any impacts the project might have on the surrounding area.

Recommended Conditions of Approval:

- D. Staff recommends that the Planning Commission approve the **Planning Commission Plan Review** to allow a 20,525± square foot shopping center in the Limited Commercial (C-1-PUD) Zone within the Natomas Field Planned Unit Development (PUD) subject to the following conditions:

PLANNING DIVISION

General:

- D1. The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- D2. The project shall substantially conform to the plans submitted and shown as Exhibits 1F-1O attached to this staff report. Any modification to the project shall

be subject to review and approval by Planning Department staff prior to the issuance of building permits.

- D3. The project shall be developed in compliance with all applicable development standards as prescribed by the Natomas Field Planned Unit Development Guidelines (Resolution 2005-571).
- D4. A 6' tall solid masonry wall shall be built along the entire length of the townhouse lot that sides against the property line separating the shopping center from the townhouse development to the south.
- D5. A single 4' tall decorative metal fence shall be built along the entire frontage of the six townhouse lots facing the shopping center.
- D6. The trash enclosure shall satisfy all trash enclosure requirements of Section 17.72.040 of the Zoning Code.
- D7. The proposal shall satisfy all bicycle parking requirements as prescribed by Section 17.64.050 of the Zoning Code. Bicycle parking shall be located in a secure area located on close proximity to doors and windows.
- D8. Hours for receiving deliveries for all tenants shall be limited from 7:00 AM to 10:00 PM.
- D9. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by building parapets, screen walls and architectural projections which are integral to the building design.

Landscaping:

- D10. The final landscape plan shall be consistent with the landscape plan attached to this staff report (Exhibit 10).
- D11. Tree shading of parking lot areas shall comply with the shading requirements of Section 17.68.040 of the Zoning Code (50% of all parking/maneuvering surface area to be shaded in 15 years after planting of trees).
- D12. All trees in the public right-of-way shall be irrigated on a non-turf irrigation station by a minimum of 2 pop-up heads with 3' radius nozzles installed 30" to 40" from each center trunk line.
- D13. All trees are to be planted on a gradual mound approximately 3" above the surrounding grade and mulched with wood chips (playground fiber or coarser) to a depth of approximately 3".

- D14. All park strip trees planted in a lawn are to be separated from turf by a concrete mow strip. Minimum tree planter width is 6'; large canopy trees require a minimum planter width of 7.5".

Signage:

- D15. A sign permit shall be obtained prior to construction or installation of any attached or detached signs.
- D16. All signage shall conform to the Natomas Landing Signage Guidelines attached to this staff report as Exhibit 1D.

Exterior Lighting:

- D17. Lighting shall be designed so as not to produce hazardous or annoying glare to motorists and buildings occupants, adjacent residents, or the general public.
- D18. The height of pole mounted light fixtures shall not exceed 20 feet.
- D19. Lighting fixtures (including especially the mounting poles) shall be colored or painted to match or compliment the colors used in the building design and shall be subject to the review and approval of the Planning Director.

DEVELOPMENT ENGINEERING

- D20. Construct standard subdivision improvements as noted in these conditions pursuant to Section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standard. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City Standard to the satisfaction of the Development Engineering Division.
- D21. All new driveways shall be designed and constructed to City Standard to the satisfaction of the Development Engineering Division.
- D22. The minimum throat distance for the site driveway along East Commerce Way and Alan Shepard Way shall be 40' and 25', respectively. (Throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, drive aisles, etc.)
- D23. The site plan shall conform to all applicable A.D.A. requirements. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

- D24. The site plan shall conform to the parking requirements set forth in Chapter 17 (Zoning Code) of the City Code.
- D25. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3 ½' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

DEPARTMENT OF UTILITIES (DOU)

- D26. All easements and rights-of-way shall be shown on the site plan.
- D27. Properly abandon under permit from the County Environmental Health Division any well or septic system located on the property.
- D28. Prior to submittal of improvement plans, the applicant shall prepare a project-specific drainage study for review and approval by the DOU. The 10-year and 100-year hydraulic grade lines (HGLs) for this study shall be calculated using the City's Storm Water Management Model (SWMM). The drainage study shall be developed using a master drainage study for the project area. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.
- D29. Drain inlets shall be at least 6 inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.8 feet above the controlling flow overland release elevation.
- D30. Per City Code, the developer may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The developer shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City in a form acceptable to the City Attorney.
- D31. All on-site water, storm drain and sanitary sewer facilities shall be private systems. The private on-site surface drainage system shall be connected to the street drainage system by means of a storm drain service tap and shall be designed to the standard for private storm drainage systems (Section 11.12 of the Design and Procedures Manual). The storm drain service taps shall drain

on-site shed areas in general conformance with the master drainage study and shed map for the area or development.

- D32. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- D33. Per City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- D34. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.
- D35. Per City Code Section 13.04.070, except for separate irrigation service connections and fire service connections, the lot/parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy" may be approved by the DOU on a case-by-case basis. Contact the DOU at (916) 808-1400 for a copy of the "Commercial Tap Policy". Excess services shall be abandoned to the satisfaction of the DOU.
- D36. Place minimum 2-inch diameter sleeves under the sidewalk for irrigation of the landscape planter along all streets having separated curb and sidewalk. The irrigation sleeves shall be placed prior to construction of sidewalks. The irrigation sleeves shall be placed at maximum 200 linear foot intervals under the sidewalks.
- D37. A grading plan showing existing and proposed elevations is required. The parcel shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- D38. This project is greater than 1 acre in size; therefore the project is required to comply with the State of California "NPDES General Permit for Stormwater Discharges Associated with Construction Activity". To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: 1) vicinity map; 2) site map; 3) list of potential pollutant sources; 4) type and location of erosion and sediment

BMPs; 5) name and phone number of person responsible for overseeing the SWPPP; and 6) certification by the property owner or authorized representative.

- D39. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods used to control urban runoff pollution from the project site during construction.
- D40. Post construction, permanent stormwater quality control measures shall be incorporated to minimize the increase of urban runoff pollution caused by the development of the property. Since the project is in an area served by a regional water quality control facility, only source control measures are required. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

COUNTY SANITATION DISTRICT 1 (CSD-1)

- D41. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- D42. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- D43. An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources, and shall consist of 8-inch minimum pipes in public easements.
- D44. The on-site system will not be permitted to connect directly to the 54-inch diameter trunk sewer line in East Commerce Way.
- D45. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. CSD-1 will provide maintenance only in public rights-of-way and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.
- D46. The property owner and subsequent property owners shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the final map in like language.

Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.

- D47. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
- D48. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.

SOLID WASTE DIVISION

- D49. Recycling capacity shall be met or exceeded.
- D50. A recycling program shall be established. The developer should send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.
- D51. This project shall divert construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer should submit the following information to the Solid Waste Division:
- Method of recovery
 - Hauler information
 - Disposal facility
 - Diversion percentage
 - Weigh tickets documenting disposal and diversion

FIRE DEPARTMENT

- D52. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in accordance with CFC 902.2.2.2.
- D53. All fire apparatus turning radius shall be designed 35' inside and 55' outside.
- D54. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- D55. When fire protection is required to be installed, including fire apparatus access roads and water supplies for fire protection, such protection shall be installed and made serviceable prior to and during the time of construction (CFC 901.3). Failure to comply will result in the job site shutdown until timing and installation requirements are met.
- D56. A Water Supply Test shall be requested by the applicant. Contact the Department of Utilities at (916) 808-7065 to make arrangements for this test.

- D57. Provide appropriate Knox access for the site.
- D58. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides. Roads less than 36 feet in width shall be marked on one side.
- D59. All structures greater than 4,999 square feet shall be fitted with an approved NPPA 13 automatic sprinkler system. Each building shall be supplied by its own fire service main. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.
- D60. The furthest projection of the exterior wall of a building shall be accessible from within 150 feet of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building (CFC 902.2.1).

DEPARTMENT OF PARKS & RECREATION:

- D61. The Natomas Field Shopping Center is included within the boundaries of the Natomas Field PUD (P04-236). The applicant for this project has an obligation to meet or provide proof that all of the applicable conditions for the Natomas Field project have been met prior to the issuance of building permits.

ADVISORY NOTES:

DEPARTMENT OF UTILITIES ADVISORIES

- 1. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation, and fire suppression systems.
- 2. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.
- 3. The proposed development is located within the County Sanitation District No. 1 (CSD-1). All requirements of CSD-1 shall be satisfied.

COUNTY SANITATION DISTRICT (CSD-1) ADVISORIES

1. Any use of CSD-1 sewer easements which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
2. Developing this property will require the payment of sewer impact fees. The applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) ADVISORY

1. Existing SRCSD facilities serving this project site are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and CSD-1 will issue sewer permits to connect to the sewer system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

DEPARTMENT OF PARKS & RECREATION ADVISORY

1. As per City Code, the applicant shall be responsible to meet his/her obligation regarding Title 18, Chapter 18.44 Park Development Impact Fees, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$6,568. This is based on 20,525 square feet of retail floor area at \$0.32 per square foot. Any change in these factors will change the amount of the Park Development Impact Fee due. The fee is calculated using factors at the time the project is submitted for building permit.

SOLID WASTE DIVISION ADVISORIES

1. The Solid Waste Division provides free waste audits to interested businesses. City staff will recommend a method of waste management to the business to increase waste diversion at the greatest cost avoidance.
2. Businesses that choose private sector service should ask about the recycling opportunities that that company offers. Recycling should still be cheaper than disposal.

3. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

Exhibit 1A – PUD Guidelines Amendment (Revised Table of Contents)

Natomas Field

PUD Guidelines

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Exhibit 1B – PUD Guidelines Amendment (Commercial Dev. Standards, p. 32)

Natomas Field

PUD Guidelines

3.5 Building Corners

Building Corners present an opportunity to simply enhance the visual anchoring of individual structures. It is encouraged to present building corners as focal points to surrounding areas within the project. Thoughtful treatment of building corners provides a change in scale, color and material, as well as an opportunity to introduce windows as a simple focal detail.

3.6 Canopies and Awnings

Judicious use of canopies and awnings is encouraged. These classic details add an additional layer of interest to building facades. A variety of materials may be used including canvas, corrugated metal, wood trellises, and shed or gable roof forms. Canopy and awning elements should also provide cover at pedestrian walkways wherever possible. These covered elements should also be placed in such a way as to encourage the play of shadows against buildings.

3.7 Towers

Tower elements may be considered as appropriate to the style of these buildings. When situated and massed properly, towers can enhance the project. These elements can serve as a connection between individual buildings as focal points and as transition spaces. Towers should provide a change in scale, color and material, and should utilize windows as well. Vertical elements should not be limited to towers. The appropriate and tasteful use of chimney elements and finials is also encouraged.

3.8 Windows

Shape, size and placement of windows are important elements that lend positive, yet simple character to the overall theme of the project. Window size and proportion should be appropriate to the individual building style. The window forms used may vary between individual tenant spaces and buildings, to subtly reflect to the 'built-overtime' concept. Windows, especially at a pedestrian level, are encouraged in the overall building design. Consideration of design elements like shutters, canopies, recesses, iron and other elements should be used to enhance windows and add variety.

3.9 Signage

Signage for the project should reflect the overall theme and preserve the integrity of the architecture. Signage should provide information and promotion of the shops and tenants within, without distracting from the architecture of the buildings themselves. *The specific guidelines and criteria for the commercial parcel are described in Exhibit A of these guidelines.*

Exhibit 1C – PUD Guidelines Amendment (Commercial Dev. Standards, p. 33)

Natomas Field

PUD Guidelines

3.10 Materials

Materials reflect the style and overall impression of any building. The materials used for this project should reflect quality and lend to the impression of the overall theme. Listed below are both the encouraged and discouraged materials for this project.

Encouraged Materials

- Smooth stucco finishes
- 'Style-appropriate' stone
- Wrought iron
- Canvas awnings
- Wood trellises
- Tile roof elements
- Wood columns and beams in key location
- Pre-cast stone trims, heads and sills
- Metal roof elements
- Decorative sheet metal gutters and downspouts, collectors if and where appropriate
- Individually articulated window elements
- Tilt-up construction that utilizes imaginative forming techniques to add texture and shadow to otherwise unarticulated walls

Discouraged Materials:

- Heavy 'knock-down' or 'Spanish Lace' stucco finishes
- Contrived stone veneers
- Unfinished tilt-up wall panels
- Large unbroken window walls
- Exposed concrete block walls
- Exposed aggregate walls

3.11 Colors

Colors should be consistent within the Town Center District, while giving distinction and individuality to different buildings and to different tenants within larger buildings. Bold colors are encouraged, without being garish or obtrusive. Colors should be used to bring together the materials used throughout the project. The colors should be used as a complement to stone, concrete, wood, fabrics and other materials.

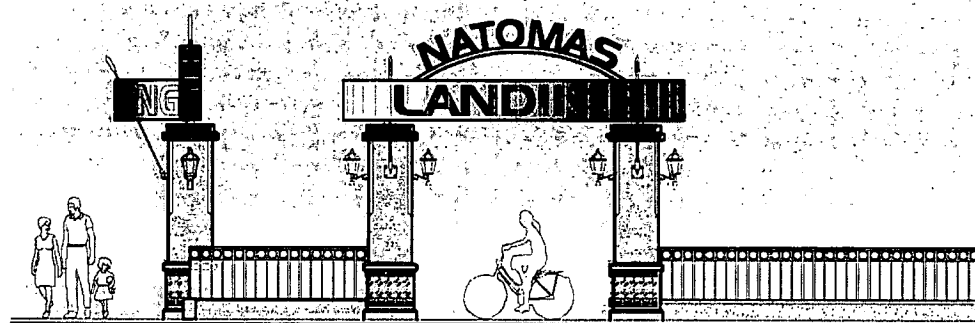
3.12 Abutment to Residential Districts

The commercial parcel should be integrated with the adjacent residential in an aesthetically pleasing manner. At residential units that face the commercial parcel, this should be accomplished by means of a shorter metal fence and a landscape buffer, rather than the typical masonry wall. This will provide a measure of security while not obstructing their view. Any parcels which do not face the center should be separated from the commercial center by means of a six-foot high masonry wall.

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, cover)

P06-0157

Exhibit 1 – PUD Guidelines
Amendment for Signage



NATOMAS LANDING
SACRAMENTO, CALIFORNIA

Signage Guidelines

October 2006



4757 J Street Sacramento, CA 95819 916.731.4726 Fax 916.731.4916

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 1)

P06-0157 Page 1

Exhibit 1 - PUD Guidelines Amendment for Signage

1. Table of Contents

A. General Criteria

1. Design Intent
2. Approval and Permit
3. General Requirement
4. Specific Design Criteria
5. Administration
6. Prohibited Signs
7. Temporary Signs

B. Signage

1. Signage Site Plan
2. Monument Signs
3. Entry Portal
4. Ornamental Banners
5. Tenant Wall Signage

(For City Clerk Use Only)

Resolution #: _____

Date Adopted: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 2)

P06-0157 Page 2

Exhibit 1 - PUD Guidelines Amendment for Signage

A. General Criteria

1. Design Intent:

The guidelines of this program are designed to complement architectural elements of the existing buildings and coordinate the type, placement, and physical dimensions of signs within the shopping center thereby appearing as an integral part of the center.

In cases not covered by this Signage Program, the prevailing criteria will follow the City of Sacramento Sign Ordinance in force.

2. Approvals and Permit:

- A. Each Tenant or Lessee will be provided **by the owner** with a copy of the Tenant sign guidelines and criteria as their first step in obtaining signs within the Center. Compliance with this signage program will be strictly enforced. Any non-conforming or unapproved sign installed by Tenant must be brought into compliance at Tenant's expense.
- B. These criteria shall not imply that any governmental approval will be automatically granted. Tenant is solely responsible, at its own expense, for obtaining any and all required approvals from governmental agencies and shall obtain all permits from the City of Sacramento Planning Department and Building Department.

3. General Requirements:

- A. Each Tenant is required to submit to Landlord for approval **before fabrication**, at least four (4) copies of detailed design drawings indicating the location, size, copy layout, colors, materials, finishes, illumination, and method of attachment.
- B. All permits for signs and their installation shall be obtained by Tenant or Tenant's representative, at Tenant's sole expense prior to installation.
- C. All signs shall be constructed, installed and maintained at Tenant's sole expense.
- D. All signs shall be designed consistent with the City of Sacramento's adopted sign design guidelines for signs.
- E. Tenant shall be responsible for fulfillment of all governmental requirements and specifications, including those of the City of Sacramento and Uniform

(For City Clerk Use Only)

Resolution #: _____

Date Adopted: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 3)

P06-0157 Page 3

Exhibit 1 - PUD Guidelines Amendment for Signage

Electric Code.

- F. All signs shall be reviewed for compliance with the above mentioned criteria, as well as processed through a secondary review concerning overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the right of Landlord, Landlord's representative and the City of Sacramento.

4. Specific Design Criteria:

- A. All signs should meet or exceed all current applicable codes (i.e. electrical, mechanical, structural, etc).
- B. Signage should meet all requirements of the State of California and the City of Sacramento.
- C. Sign content shall be limited to business identification signs only; products or service shall not be displayed on any permanent signage.
- D. Tenant wall signs shall be individual pan channel letters constructed of aluminum backs and returns with acrylic faces and internal neon lighting.
- E. All exterior signs shall be secured by stainless steel, nickel, or cadmium plated fasteners.
- F. All exposed fasteners to be painted to match the background surface.
- G. All wireways, transformers, electrical boxes, switches, wiring, conduit, and access doors shall be concealed.
- H. All exterior signs exposed to the weather shall be flush mounted, unless otherwise specified.
- I. All Tenant signs attached to building wall or fascia shall be connected to a junction box provided by Landlord, with the final electrical hook up and connections by Tenant's sign. All signs shall be controlled by Landlord's time clock.
- J. All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
- K. All identification labels shall be concealed, except where required by code. An Underwriter's Label is required on all electrical signage.
- L. Sign contractor shall repair any damage caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.

(For City Clerk Use Only)

Resolution #: _____

Date Adopted: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 4)

P06-0157 Page 4

Exhibit 1 - PUD Guidelines Amendment for Signage

- M. Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Landlord, Landlord's representative, and all parties harmless from damages or liabilities on account thereof.
- N. Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
- O. The general location of wall signs shall be centered vertically and horizontally on fascias, unless otherwise specified. Signs shall not cover or interrupt major architectural features.

5. Administration:

- A. The amount of hours per day during which the signs will be illuminated shall be determined and controlled at the Landlord's sole discretion.
- B. Landlord reserves the right to hire an independent electrical engineer (at Tenant's sole expense) to inspect the installation of all signs, and reserves the right to require that any discrepancies and/or code violations be corrected at Tenant's expense.
- C. The sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.
- D. At the expiration, or early termination of Tenant's lease term, Tenant shall be required to remove their signs, cap off the electrical connection, patch the fascia and paint the entire fascia area to match the surrounding areas at Tenant's expense within seven (7) days.
- E. Sign contractors shall be advised (by Tenant) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by Landlord and Tenant. Any deviation from these specifications may result in the rejection of the sign by Tenant and/or Landlord.
- F. In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Landlord's decision shall be final and binding upon the Tenant.

(For City Clerk Use Only)

Resolution #: _____

Date Adopted: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 5)

P06-0157 Page 5

Exhibit 1 - PUD Guidelines Amendment for Signage

6. Prohibited Signs:

- A. No sign shall be installed, relocated or maintained so as to prevent entry or exit out of any door. No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
- B. No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utilities.
- C. No sign shall obstruct access to fire hydrants, fire department connections, or fire department access roads.
- D. Signs on/or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located on the Shopping Center.
- E. Signs, which audibly advertise, identify or provide direction to a use or activity, are prohibited.
- F. It is unlawful for any Tenant to exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or of immoral nature or unlawful activity.
- G. Painted wall signs are prohibited.
- H. Cabinet wall signs are prohibited, except for recognized corporate logos, which should be embossed type cabinets wherever allowed by the morphology of the logo.
- I. Permanent advertising devices such as attraction boards, posters, banners and flags, except where approved by Landlord, Landlord's representative and the City of Sacramento.
- J. Window signs except where approved by Landlord, Landlord's representative and the City of Sacramento.

7. Temporary Signs:

- A. Temporary wall signs, leasing signs, window signs, pennants, banners or flags, inflatable displays or sandwich boards will be allowed, subject to owner's approval, if consistent with provisions in the City of Sacramento Sign Ordinance.

(For City Clerk Use Only)

Resolution #: _____

Date Adopted: _____

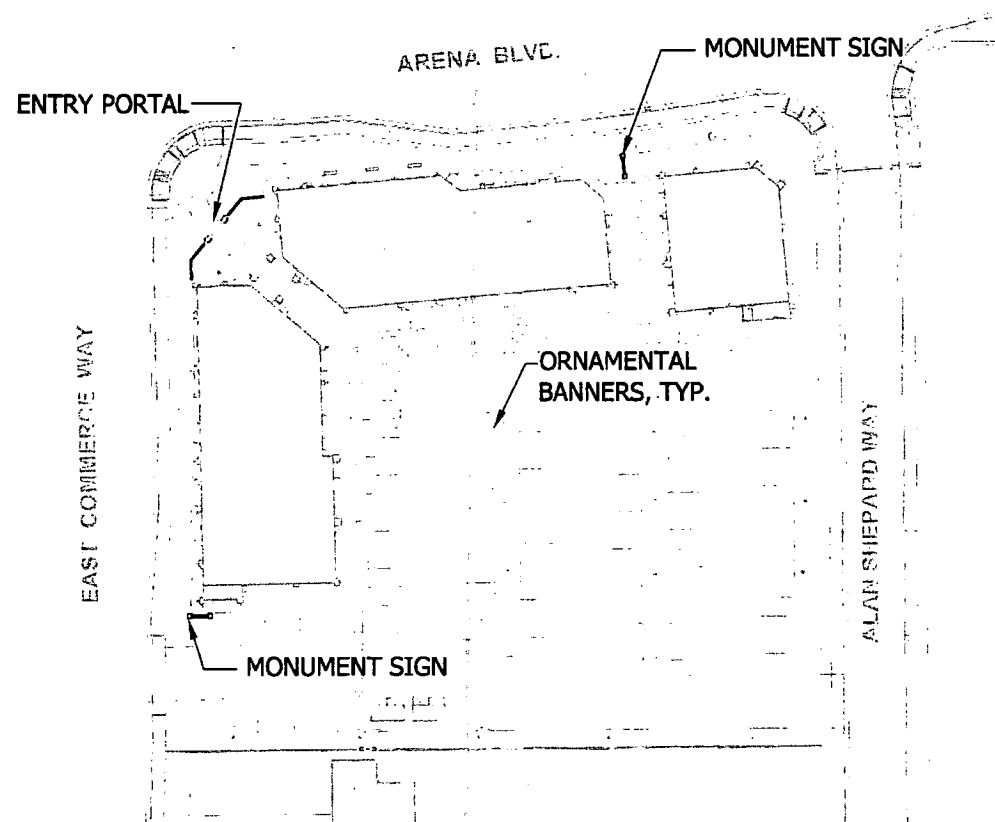
Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 6)

P06-0157 Page 6

Exhibit 1 - PUD Guidelines Amendment for Signage

B. Signage

1. Signage Site Plan



(For City Clerk Use Only)

Resolution # _____

Date Adopted: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 7)

P06-0157 Page 7

Exhibit 1 - PUD Guidelines Amendment for Signage

2. Monument Signs

Configuration: Single sided freestanding structure to match architecture of the center.

Size:
Center identification: 12" high letters

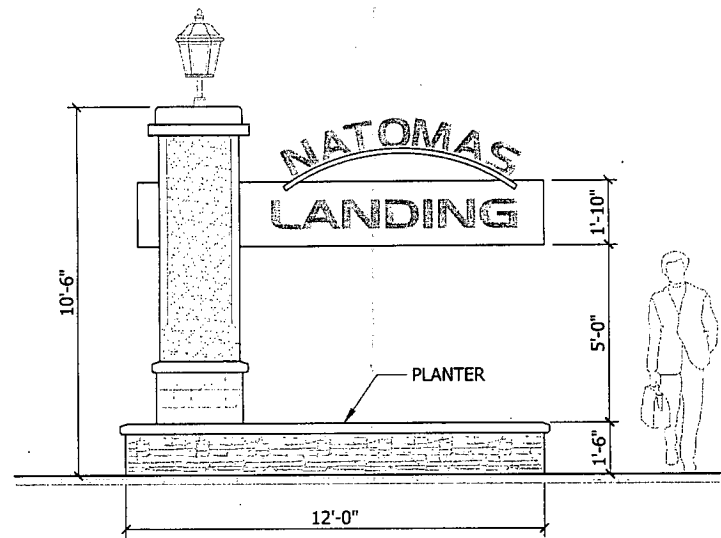
Overall size: 10'-0" H x 12'-0" W

Content: Center identification.

Illumination:
Externally illuminated

Location: Facing Arena Blvd.
and facing East Commerce Blvd.

Quantity: Two



(For City Clerk Use Only)

Resolution # _____

Date Adopted: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 8)

P06-0157 Page 8

Exhibit 1 - PUD Guidelines Amendment for Signage

3. Entry Portal

Configuration: Single sided freestanding signage arch at site patio

Letter Size: 12" high letters

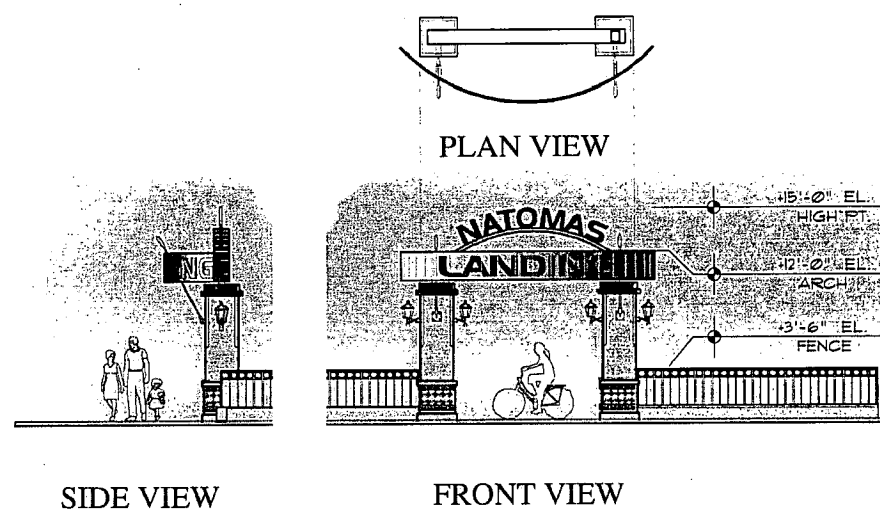
Overall size: 12'-0" H x 12'-0" W

Content: Center identification.

Illumination: Externally Illuminated

Location: Facing NW at Corner of Arena Blvd. and East Commerce Blvd.

Quantity: One



(For City Clerk Use Only)

Resolution # _____

Date Adopted: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 9)

P06-0157 Page 9

Exhibit 1 - PUD Guidelines Amendment for Signage

4. Ornamental Banners

Configuration: Full color banners attached to light poles.

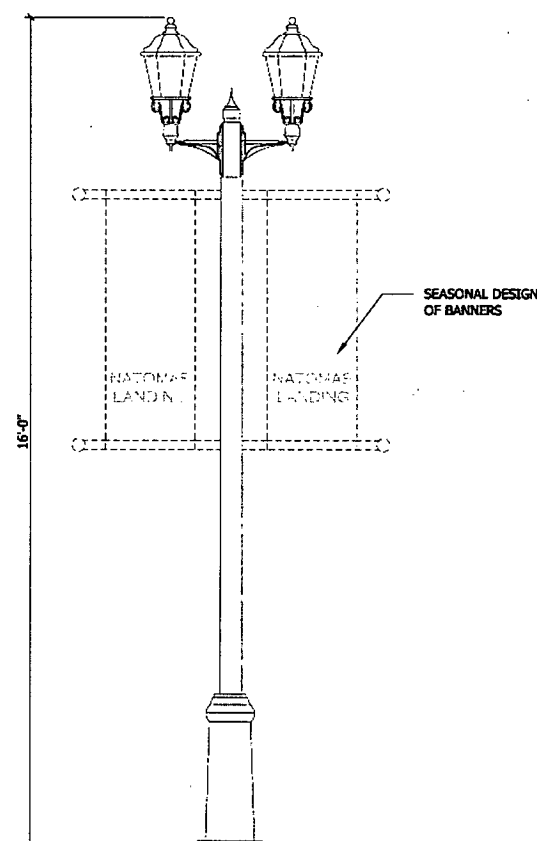
Size: Overall size 7'-0" H x 2'-0" W

Illumination: Light Poles

Content: Graphic elements

Quantity: TBD

Location: Parking Lot



(For City Clerk Use Only)

Resolution # _____

Date Adopted: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 10)

P06-0157 Page 10

Exhibit 1 - PUD Guidelines Amendment for Signage

5. Tenant Wall Signage

Configuration:

Illuminated dimensional letters and/or logo mounted to fascia.

Content:

Tenant Identification

Location:

In-Line tenants building facades.

Signage Area:

Up to a maximum of 1 square foot of signage per lineal frontage of the façade upon which the sign is located.

Primary Tenant ID:

Sign: 2'-6" max. high letters/logo

Length of Sign:

Not to exceed 70% of lineal frontage of the tenant facade upon which the sign is located.

Quantity:

2 each per tenant (maximum one per elevation)



(For City Clerk Use Only)

Resolution # _____

Date Adopted: _____

Exhibit 1D – PUD Guidelines Amendment (Proposed Signage Guidelines, p. 11)

P06-0157 Page 11

Exhibit 1 - PUD Guidelines Amendment for Signage

5. Tenant Wall Signage (continued)

A. Design

The intent of the sign guidelines is to provide a fast and equitable framework through which the tenants can employ creativity in their signs, yet preserve the harmony and community themes of the center.

B. Wall Mounted Signs

1. Individual internally illuminated pan-channel letters with aluminum returns, translucent acrylic faces, trim-caps and internal neon illumination
2. Individual open face channel letters with aluminum returns and exposed neon lighting
3. Individual reverse channel letters with aluminum faces and returns and halo lighting
4. Plain cabinet (box type) signs are not allowed

C. Calculation of Sign Area:

1. Area of individual letters shall be calculated according to a simple rectilinear figure that contains a word or group of words.

D. Tenant Copy and Color:

1. All Tenant signage shall consist solely of the Tenant's trade name, logo and recognizable trademark insignia.
2. Sign copy shall not include products or services except, as it may legally be part of the Tenant's trade name, logo and recognizable trademark insignia.
3. Sign colors and the entire display shall be approved by (Owner).
4. Colors may conform to the Tenants color scheme. No fluorescent or "day glow" colors permitted.
5. The owners reserve the right to disallow colors to be used that are inconsistent with the building colors and overall theme colors of the shopping center.

(For City Clerk Use Only)

Resolution # _____

Date Adopted: _____

Exhibit 1E –PUD Schematic Plan Amendment



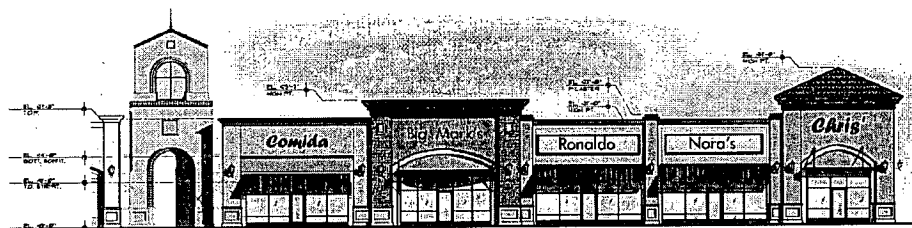
Subject: Natomas Landing (P06-157)

November 9, 2006

Exhibit 1F - Cover Sheet

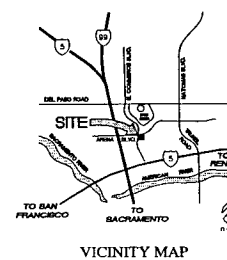
P06-157 **AUGUST 28, 2006**

PLANNING APPLICATION PACKAGE FOR: **NATOMAS LANDING** ARENA BLVD. AT EAST COMMERCE WAY SACRAMENTO, CALIFORNIA



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A2.1B	PAD B FLOOR PLAN
A2.1C	PAD C FLOOR PLAN
A3.1A	PAD A ELEVATIONS
A3.1B	PAD B ELEVATIONS
A3.1C	PAD C ELEVATIONS
L-1	LANDSCAPE PLAN
PH-1	SITE PHOTOMETRIC PLAN
C-1	PROPERTY LINE EXHIBITS



OWNER:

NATOMAS LANDING LLC
11246 GOLD EXPRESS DR.
SUITE 106
GOLD RIVER, CA 95670
PHONE: (916) 920-1500
FAX: (916) 635-3644
ATTN: MARK NELSON / CHRIS
KSIDAKIS

ARCHITECT:

DE KLEER + ASSOCIATES
4757 J STREET
SACRAMENTO, CA 95819
PHONE: (916) 731-4726
FAX: (916) 731-4916
ATTN: TOM DE KLEER/
JIM PERKINS

LANDSCAPE ARCHITECT:

STRAYER & ASSOCIATES
504 MOCKINGBIRD PLACE
DAVIS, CA 95616
PHONE: (530) 758-9820
FAX: (530) 758-1055
ATTN: DOUG STRAYER

CIVIL ENGINEER:

RFE ENGINEERING, INC.
8680 GREENBACK LANE, SUITE 230
ORANGEVALE, CA 95662
PHONE: (916) 989-3285
FAX: (916) 989-3597
ATTN: BOB EYNCK

PLANNING APPLICATION PACKAGE FOR: NATOMAS LANDING ARENA BLVD. AT EAST COMMERCE WAY SACRAMENTO, CALIFORNIA	
DE KLEER + ASSOCIATES INCORPORATED 4757 J Street, Sacramento, CA 95819 Tel: 916.731.4726 Fax: 916.731.4916	
sheet title OVERALL SITE PLAN	
revisions	
job 25-006	date AUG 23, 2006
scale NOTED	
CS sheet	

Subject: Natomas Landing (P06-157)

November 9, 2006

Exhibit 1G - Site Plan

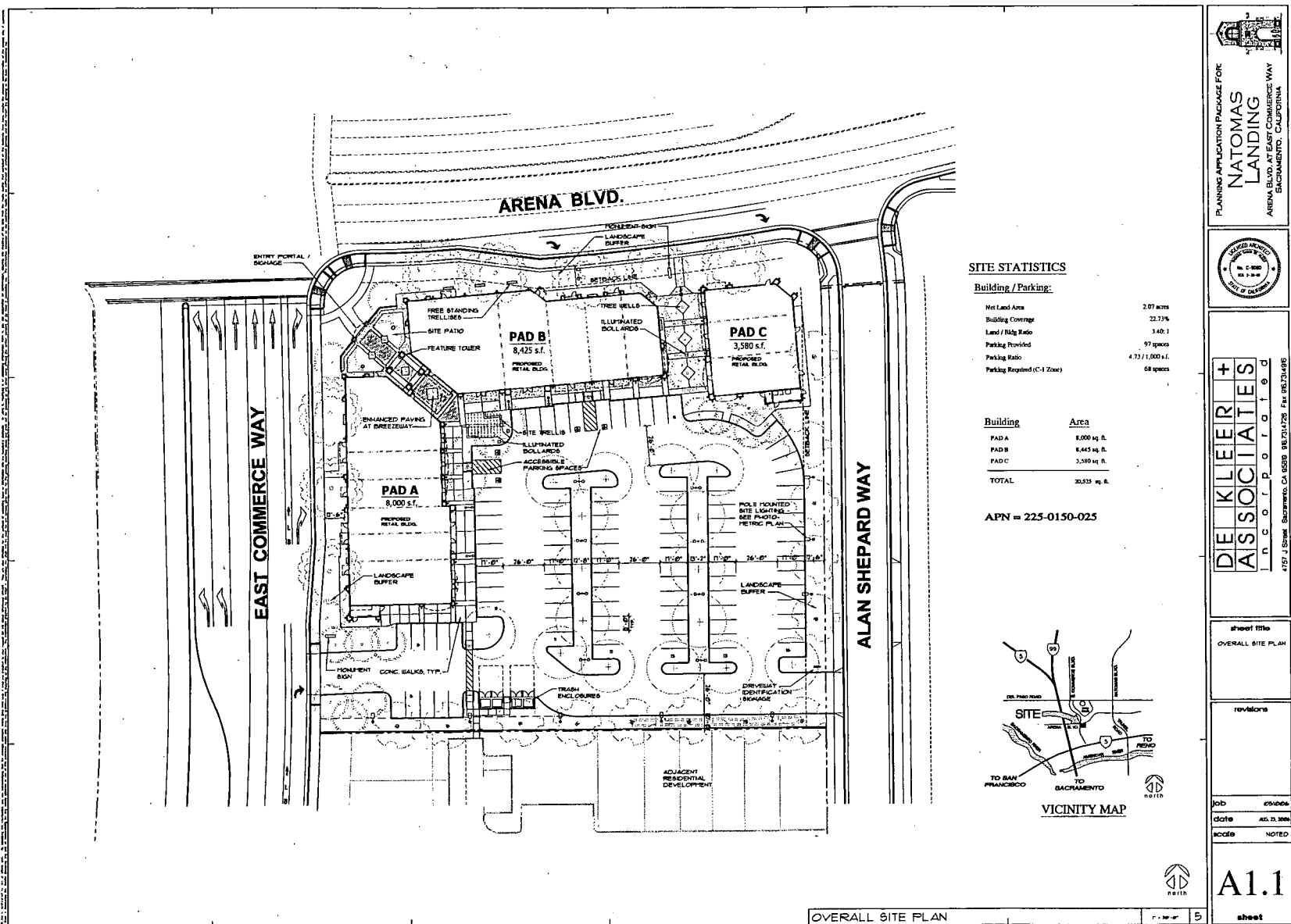


Exhibit 1H – Floor Plan for Building A

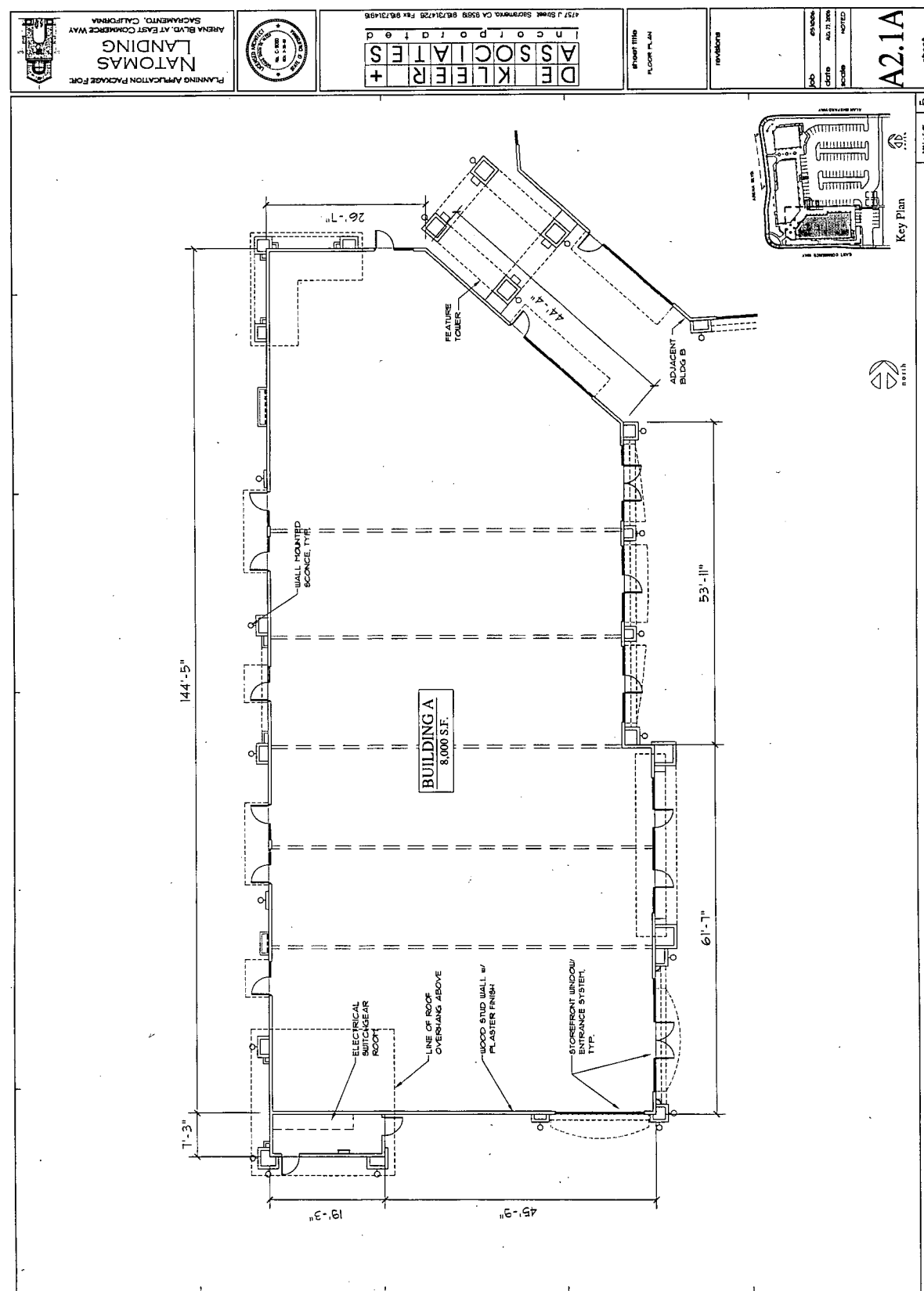


Exhibit 11 – Floor Plan for Building B

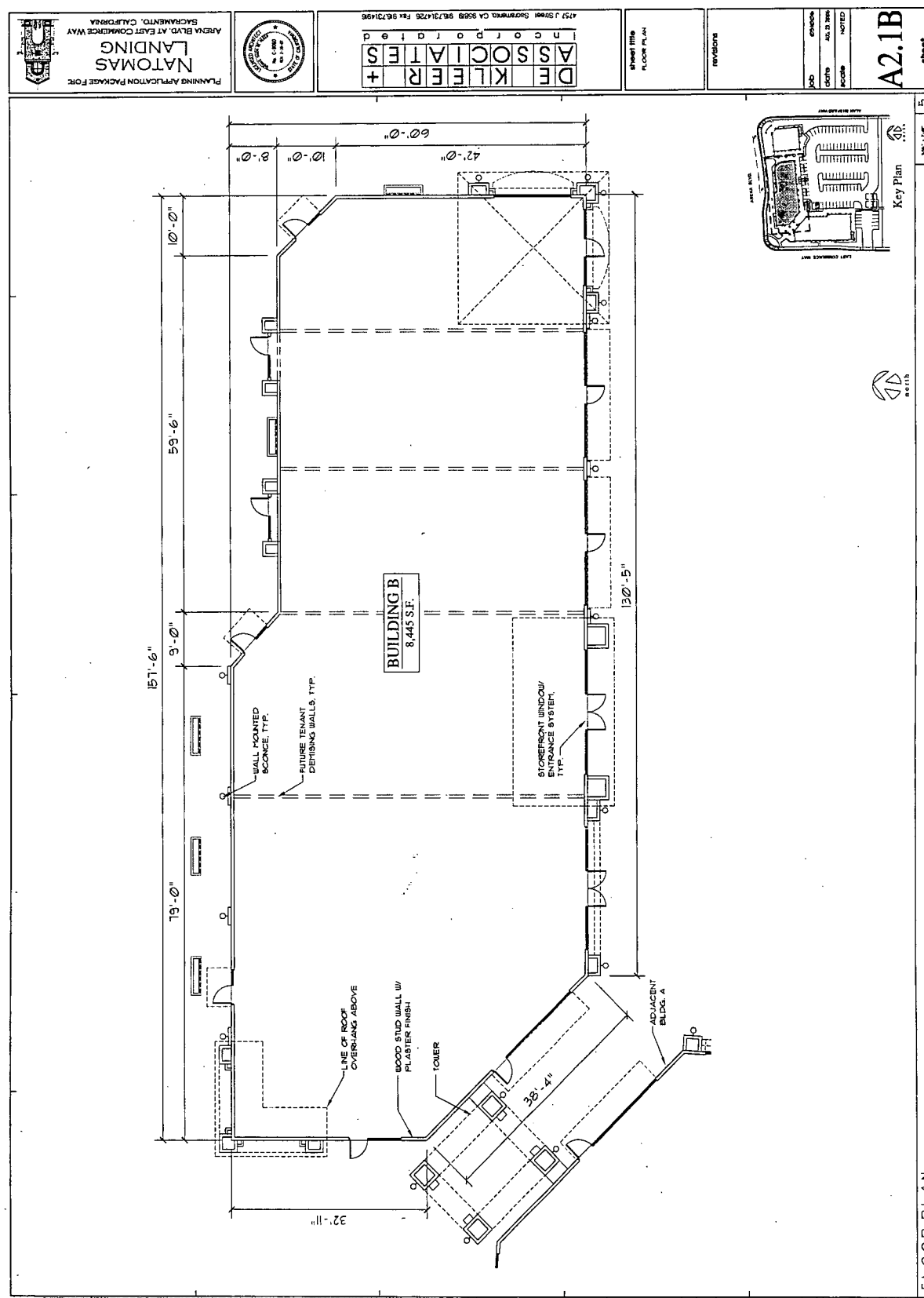


Exhibit 1J – Floor Plan for Building C

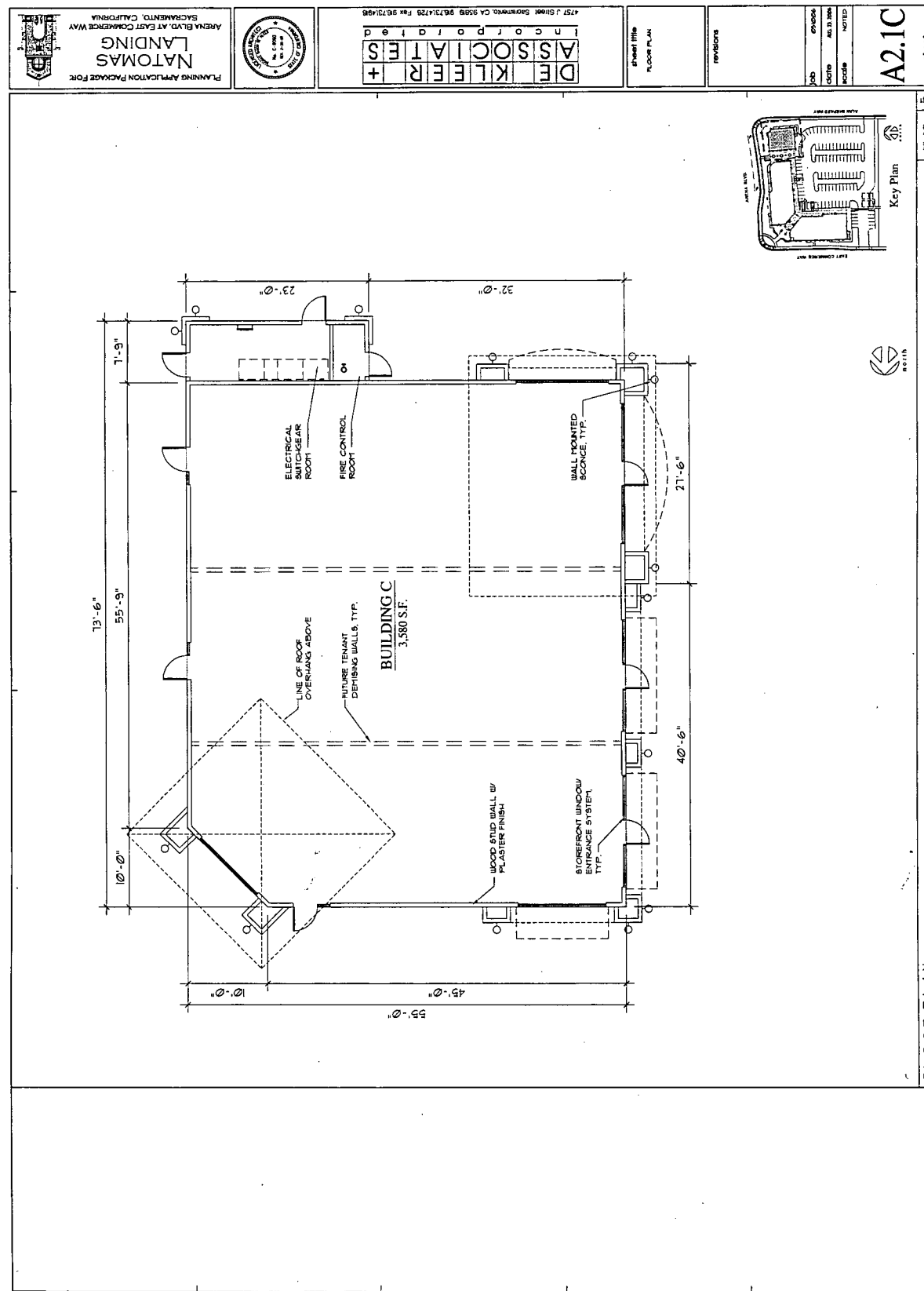


Exhibit 1K – Elevations for Building A

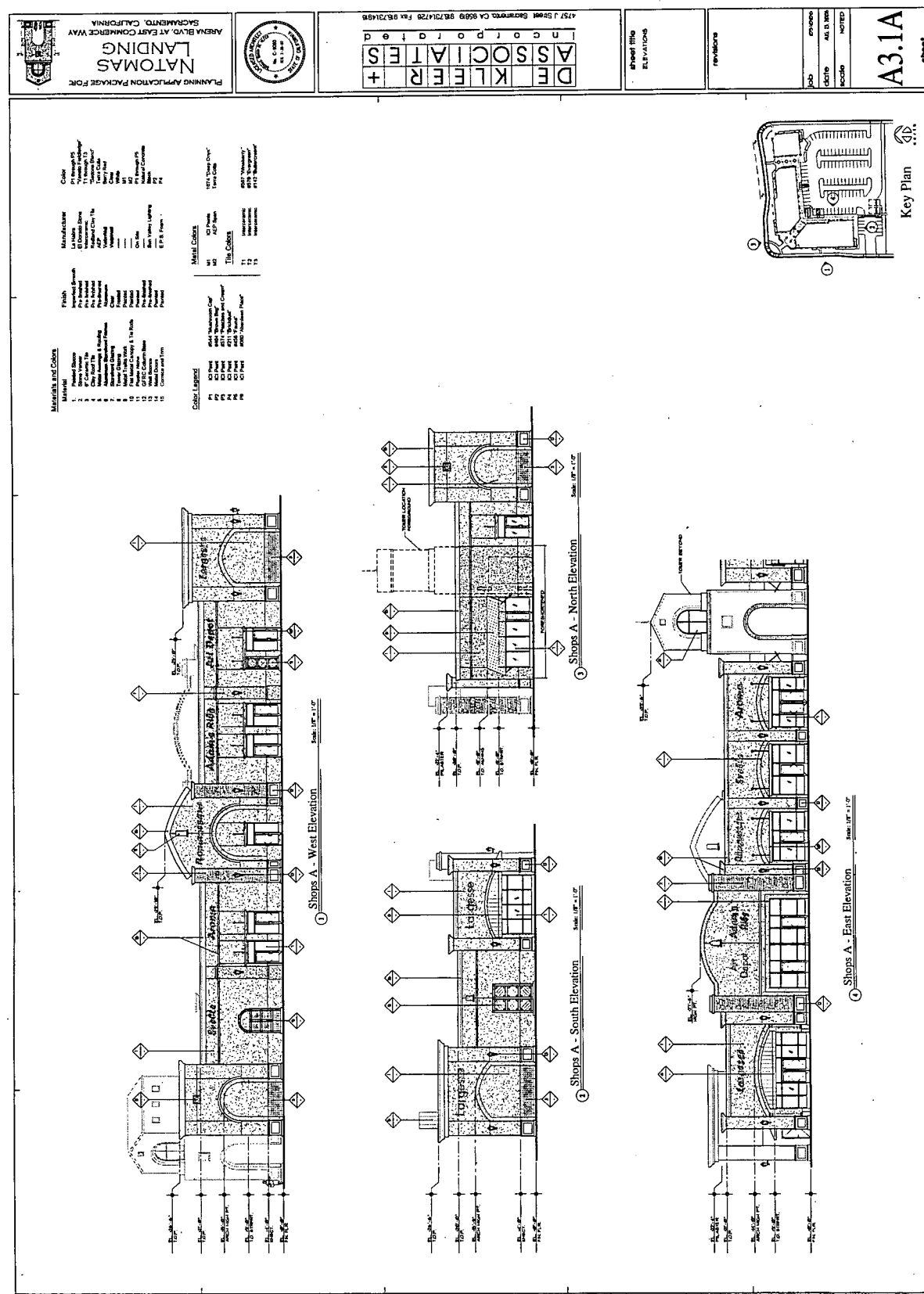


Exhibit 1L – Elevations for Building B

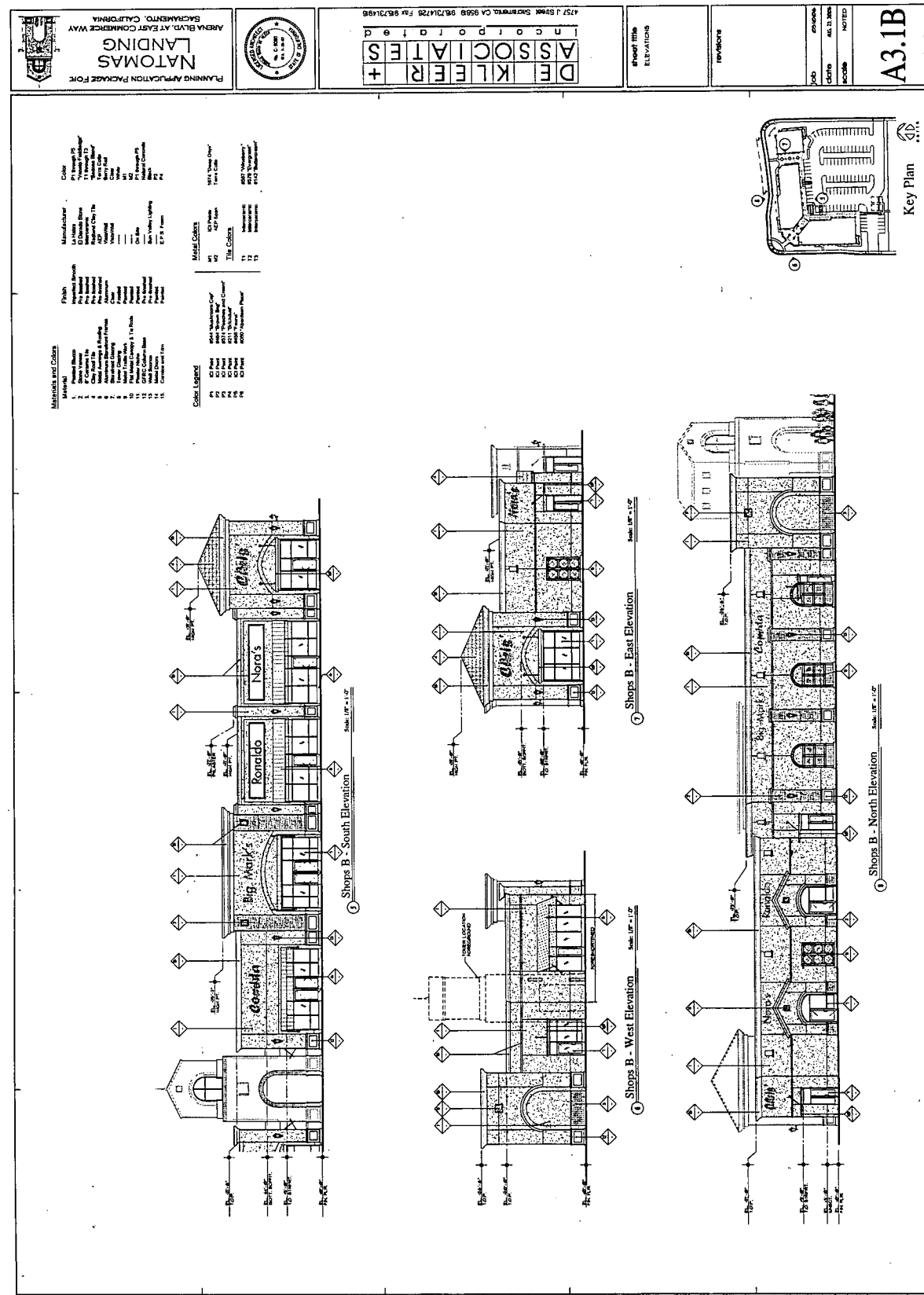
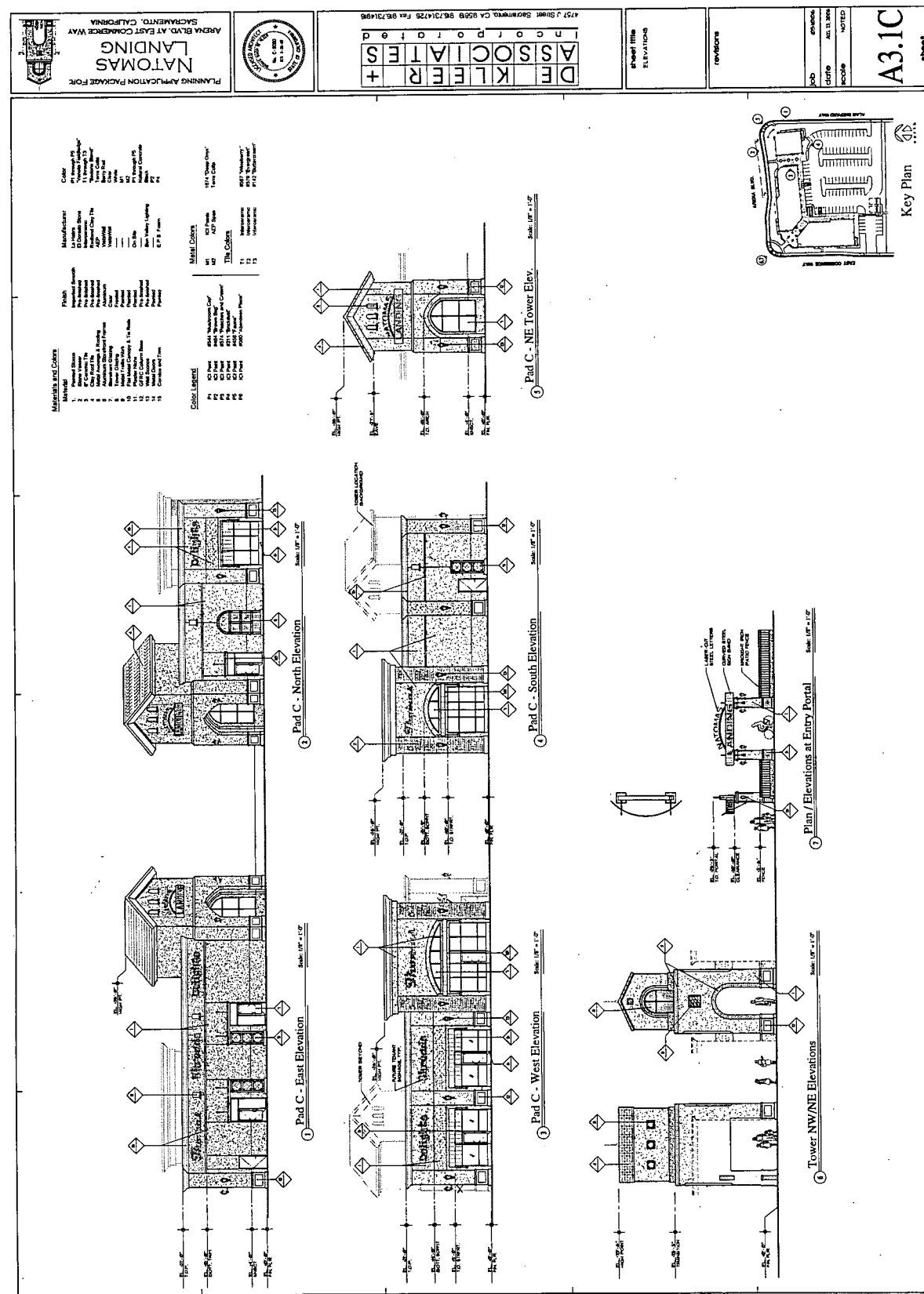
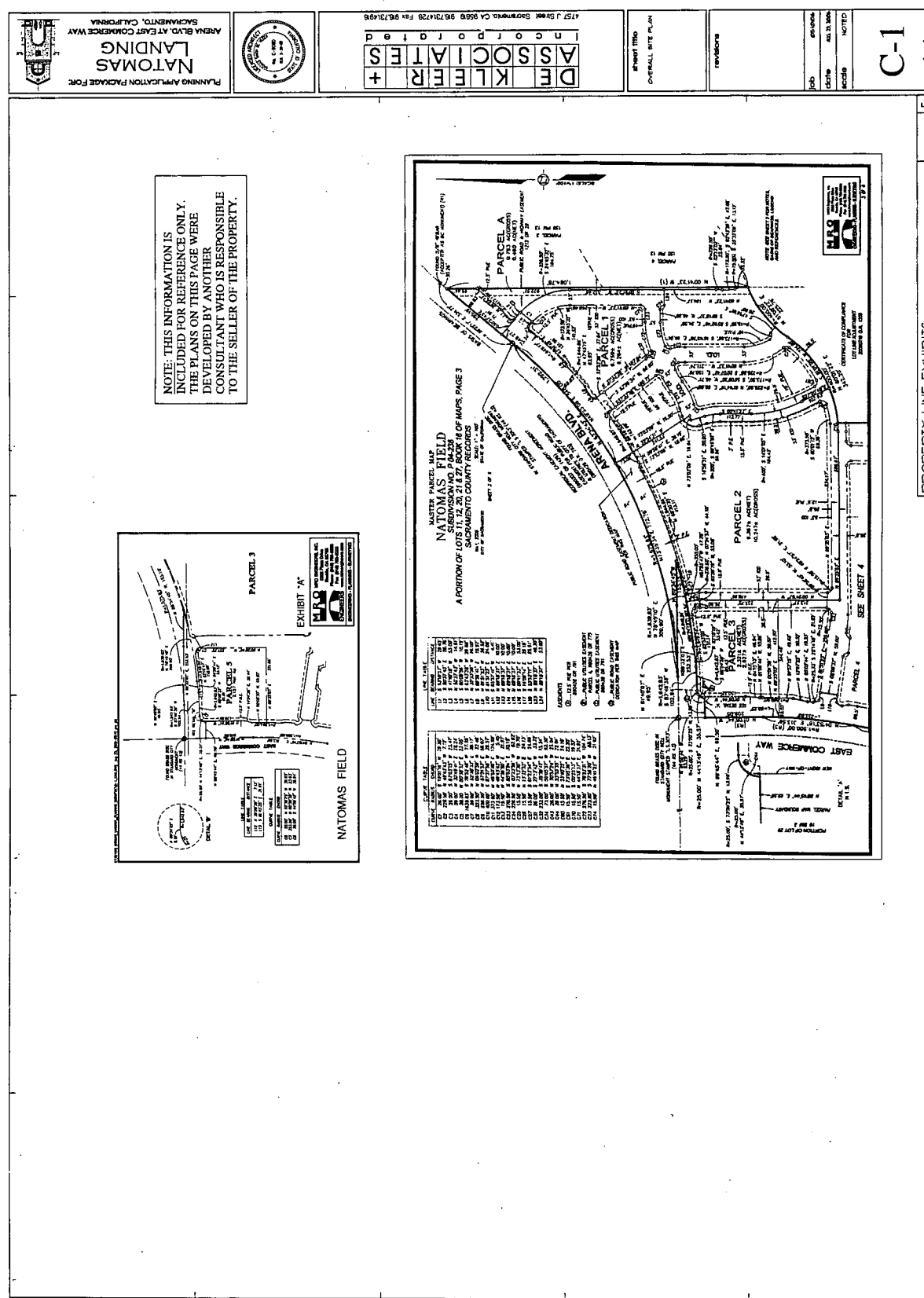


Exhibit 1M – Elevations for Building C





November 9, 2006

[illegible]

Attachment 2 – Land Use & Zoning Map

