

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

**ITEM # 8
MAY 22, 2003
PAGE 1**

*Exhibits
not attached.*

P02-142 Goldenland Business a

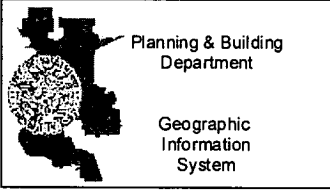
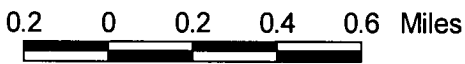
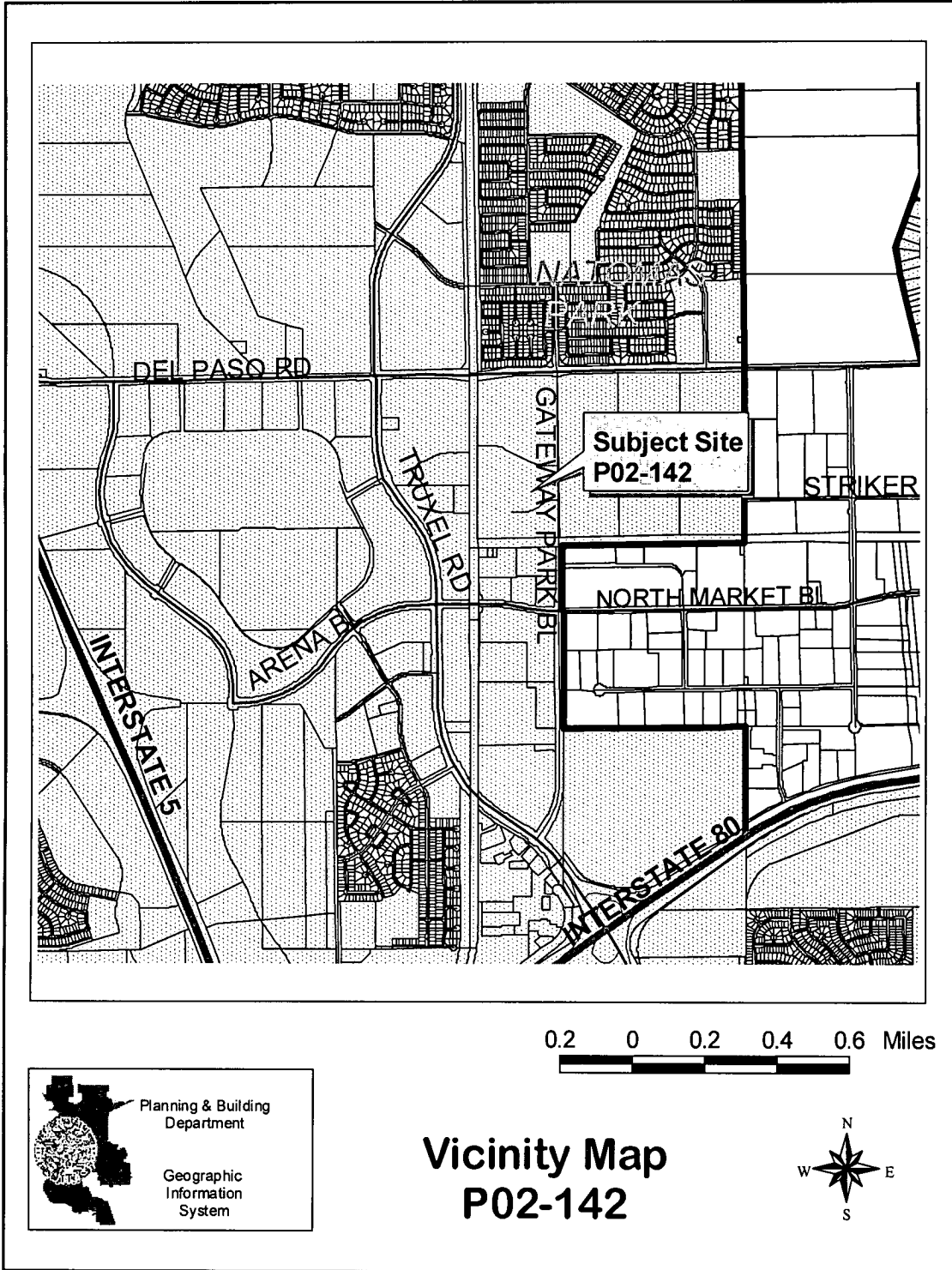
REQUEST:

- A. Environmental Impact Statement Declaration;**
- B. Mitigation Monitoring Plan;**
- C. Planned Unit Development (PUD) Guidelines Amendment** to update the Light Industrial uses and the Employment Center Section of the Goldenland PUD Guidelines;
- D. Planned Unit Development (PUD) Schematic Plan Amendment** to depict the seventeen industrial and office buildings totaling 177,992± square feet on 13.7± gross acres in the Employment Center 30 (EC-30) zone within the Goldenland PUD;
- E. Tentative Map** to subdivide six parcels into nineteen parcels in the Employment Center 30 (EC-30) Zone within the GoldenLand PUD;
- F. Special Permit** to construct seventeen buildings totaling 177,992± square feet on 13.7± gross acres EC-30 zone within the Goldenland PUD.

LOCATION:

West of Gateway Park Blvd., north and south of Goldenland Court,
North Natomas
APN: 225-1620-005 through 008, 010 & 011
North Natomas Community Plan
Natomas Unified School District
Council District 1

APPLICANT:	Buntain Construction Inc. (Jarrod L. Short) (916) 255-5000 4531 Harlin Drive, Sacramento CA 95826
OWNER:	Goldenland Partnership (Daniel Lee & Tim Kwan) 5122 Ellington Court, Granite Bay, CA 95746
APPLICATION FILED:	September 19, 2002
STAFF CONTACT:	Kenny Wan, 264-2222



Vicinity Map P02-142



SUMMARY:

The applicant is requesting the necessary entitlements to develop a 177,992±square feet of office, warehouse and industrial park on 13.7±gross acres in the Employment Center 30 Planned Unit Development (EC-30PUD) Zone within the Goldenland Planned Unit Development (PUD). The development has been reviewed and determined to be consistent with the land use designations in the General Plan, the North Natomas Community Plan, the Zoning Code and the Planned Unit Development (PUD) Guidelines.

RECOMMENDATION: **Staff recommends approval of the project** subject to conditions in the Notice of Decision. This recommendation of approval is based on the consistency of the project with the General Plan, North Natomas Community Plan policies, Zoning, Subdivision Ordinance, and the Goldenland PUD Guidelines.

PROJECT INFORMATION:

General Plan Designation:	Mixed Use
Community Plan Designation:	EC-30
Existing Zoning of Site:	EC-30PUD
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	

North: Apartment, Employment Center (EC-30-PUD) Zone;
 South: Proposed Self-Storage, Employment Center (EC-30-PUD) Zone;
 East: Vacant, Manufacturing Industrial Park (MIP) Zone;
 West: Detention Basin, Employment Center (EC-30-PUD) Zone;

Overall Project:

Property Dimensions:	Irregular
Property Area:	13.7± gross acres 13.47± net acres
Number of Buildings:	17
Height of Building:	1story (±22 feet)
Exterior Building Materials:	Stucco, Plaster
Roof Material:	Stucco, Plaster
Parking Required:	294 parking spaces
Parking Provided:	451 parking spaces
Topography:	Flat

Street Improvements: Existing
 Utilities: Existing and To Be Constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division
Off-Site Improvement Permit	Public Work (Plan Check)

BACKGROUND INFORMATION: The site was previously designated in the General Plan as Low Density Residential, the North Natomas Community Plan designation was Low Density Residential and the zoning was Manufacturing Industrial Park (MIP) Zone. On June 13, 2000, the City Council approved: General Plan Amendment, Community Plan Amendment, Rezone, Goldenland PUD Designation and Schematic Plan, and Tentative Subdivision Map (P99-132) for the Goldenland PUD. The site currently has a General Plan designation of Mixed Use, a North Natomas Community Plan designation of Employment Center 30 (EC-30), and the zoning is Employment Center 30 Planned Unit Development (EC-30 PUD) zone.

On January 29, 2002, the City Council adopted an Ordinance (Ord. 2002-001) and a Resolution (Res. 2002-047) to amend the Zoning Code and the North Natomas Community Plan respectively to expand the allowable uses in the Employment Center Zones (M01-054). Specifically, the EC-30 designation now allows light industrial uses as primary uses not to exceed 50% of the EC-30 land area and also allow mini-storage facilities in the designation subject to certain criteria. The project completed a Preliminary Review (IR02-173) on June, 2002 and is now requesting the necessary entitlements to construct a business and industrial park, which is an allowable light industrial use, on a 13.47±net acre EC-30 zone.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

The General Plan designation for the subject site is Mixed Use. The project supports General Plan goals and development standards for sites with Mixed Use designation. Specifically the project supports the following goals and policies:

- § Promote economic vitality and diversification of the local economy (p.4-1).
- § Continue to identify and attempt to minimize potential adverse impacts from increased industrial development (p.4-19)
- § Enhance and maintain the quality of life by adhering to high standards for project plan and evaluation, such as protection of the urban and natural environment, improved air quality, and quality design (p. Sec. 1-30).

The project enhances horizontal mixed use in the area and is compatible with adjacent development. By following the Community Plan guidelines, Goldenland PUD Guidelines and the conditions of this project, the proposal will support the General Plan policies listed above.

North Natomas Community Plan

The North Natomas Community Plan designates the subject site for Employment Center 30 (EC-30) Zone. On January 29, 2002, the City Council adopted amendments to the Community Plan (Res. 2002-047) which elevated light industrial uses to primary uses within the Employment Center Zone. The amendments dictate that up to 50% of the EC-30 development may have light industrial uses subject to strict design and development standards.

The project will take up 30% of the total 45 acres of EC-30 land within the Goldenland PUD. Together with the mini-storage project approved on April 10, 2003, which is also a light industrial use, the total light industrial uses proposed within the PUD is only 42.3% of the EC-30 zone. It is consistent with the January 29, 2002 amendments mentioned above.

The proposed industrial and business park not only helps to create horizontal mixed-use environment in the area by permitting varieties of uses such as light industrial uses in the Employment Center designation (North Natomas Community Plan p.19), but also provides quality site plan, building and landscape design. Furthermore, the project is compatible with adjacent Employment Center developments in the PUD, which is approved to be a self-storage in the south; park and detention basin in the west.

The Natomas Basin Habitat Conservation Plan (NBHCP)

The 1994 North Natomas Community Plan required the development and implementation of a Habitat Conservation Plan as mitigation for development in North Natomas. In 1997, the NBHCP was approved by the City of Sacramento, USFWS, and CDFG.

The NBHCP is a conservation plan supporting application for incidental take permits (ITP's) under Section 10(a)(1)(B) of the Endangered Species Act and under Section 2081 of the California Fish and Game Code. The purpose of the NBHCP is to promote biological conservation while allowing urban development and continuation of agriculture within the Natomas Basin. The NBHCP establishes a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. The goal of the NBHCP is to preserve, restore, and enhance habitat values found in the Natomas Basin.

To support the issuance of an ITP, an Environmental Assessment was prepared by the USFWS for the National Environmental Policy Act requirement and a Negative Declaration was prepared by the City of Sacramento for the California Environmental Quality Act (CEQA) requirement. The USFWS and CDFG issued ITP's to the City of Sacramento. The NBHCP and ITP were subsequently challenged, and on August 15, 2000, the United States District Court, Eastern District, ruled that the ITP was invalid and an EIS was required for the project. Based on this ruling, the City of Sacramento and Sutter County are now jointly managing the preparation of a revised NBHCP and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for use by the USFWS and CDFG. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento and Sutter County are co-lead agencies for the preparation of the EIR. The City of Sacramento and Sutter County will seek adoption of a revised NBHCP and the issuance of a new ITP by USFWS and CDFG for development within the Natomas Basin.

NBHCP Settlement Agreement

On May 15, 2001, the same court granted a motion modifying the Order of August 15, 2000, to allow incidental take protection for limited development within the City with the provision of mitigation land in specific areas of the Natomas Basin. The new order was based upon a settlement agreement entered into by all parties to the litigation.

The Settlement Agreement allowed a maximum of 1,668 acres of development in North

and South Natomas. Under the agreement the City could issue grading permits for up to 1,068 acres (phase 1) with these requirements in place: 1) HCP mitigation fees had been paid; 2) A biological pre-construction survey had been completed; 3) grading must have been accomplished during the grading season of May 1 to Sept 30th; 4) the developer must have complied with all applicable mitigation measures; and, 5) the developer must have signed a Grading Agreement that identifies requirements of the Settlement Agreement to which the project must comply.

After grading permits had been issued for up to 1,068, the remaining 600 acres (phase 2) required: 1) ½ acre of mitigation land that meets the requirements of the NBHCP shall have been acquired for each acre authorized for disturbance under Phase 2, 2) City would replace the 200 acre "cushion"; and 3) development under the settlement agreement shall not exceed 1,360 acres until at least 250 acres of mitigation land had been acquired within Zone 1.

The Settlement Agreement expired on October 1, 2002. All of the 1,668 acres allowed under the provision of the Settlement Agreement were utilized. Grading permits were issued in conformance with the criteria of the Settlement Agreement. Fees have been paid for the subject site and the site has been graded.

Zoning

The subject site is zoned Employment Center 30 (EC-30PUD) zone. The North Natomas Community Plan and Zoning Code are reflective documents with respect to the Employment Center designation. The City Council adopted an Ordinance to amend the Zoning Code that allowed light industrial uses as primary uses not to exceed 50% of the EC-30 land area. As discuss before, the proposed project will add an additional 30% of light industrial use to the existing 12.3% light industrial use in EC-30PUD zone within the PUD. The combine total of 42.3% light industrial use does not exceed the limit set forth in the Zoning Code.

Goldenland Planned Unit Development:

The Goldenland PUD consist of 45 acres of EC-30 land. Based upon the amendment to the Community Plan and the Zoning Code, light industrial use is considered primary use in Employment Center zoned land. The Goldenland PUD Guidelines will be amended to reflect the related changes and allow up to 50% light industrial uses within the EC-30 zone. The first project site (Flex Project) consists of 11 buildings totaling 115,528 square feet of office/warehouse/manufacturing uses. The second project site (Incubator Project) consists of 6 buildings totaling 62,464 square feet of

office/manufacturing/research and development/small warehouse uses. The project is consistent with the allowable land uses set forth in the PUD Guidelines and is consistent with the adjacent development.

B. PUD Guidelines Amendment

The applicant has submitted amendments to the current Goldenland PUD guidelines in order to update the Light Industrial and Employment Center (EC) section of the guidelines. The existing guidelines were approved by City Council on 1999, and it considers light industrial use as secondary use with limitations within the EC classification. Since then the Council adopted amendments to the Community Plan (Res. 2002-047) on 2002 which elevated light industrial uses to primary uses within the EC Zone and dictated that up to 50% of the EC-30 development may have light industrial uses subject to strict design and development standards. The applicant will make necessary updates in the PUD language on Page 2-6, 2-8 and 2-12 to reflect the policy and zoning code changes.

C. PUD Schematic Plan Amendment

The current Goldenland PUD Schematic Plan was approved in 1999(P99-132), no uses and square footages have been allocated into the subject site (Goldenland PUD Guidelines p.2-5). The North Natomas Community Plan required that projects proposed within a PUD should prepare and submit a PUD Schematic Plan. The project is proposed to update the Goldenland PUD Schematic Plan to include the Flex project and the Incubator project, totaling 177,992 square foot of office/ warehouse/ manufacturing/ research and development on six existing parcels.

Employee intensity of EC-30 zone:

Employee Center (EC-30) zone allows a minimum of 20 employees per acre and an average of 30 employees per net acre (North Natomas Community Plan p.20). No maximum intensity is specified in the North Natomas Community Plan (NNCP) as long as the average intensity is met. The NNCP also requires that the gross square feet per employee used to calculate projected building square footage is 350 sf/emp for EC-30 (NNCP p.21 Table 8). According to this standard, the minimum and average square footage of the two projects should be as follow :

Table 1.

	Net Acre	Min. 20 employees per acre	Min. Square Footage	Avg. 30 employees per acre	Avg. Square Footage	Proposed Square Footage
Flex Project	±8.8	176	61,600	264	92,400	115,528
Incubator Project	±4.67	93.7	32,795	140.1	49,035	62,464

As the calculation indicated on Table 1, both projects have building square footages that meet and exceed the target intensity of EC-30 stated in the NNCP.

Staff supports the PUD Schematic Plan Amendment to allocate land use types and intensities because the proposed amendments to the PUD Schematic Plan meet the target intensity of EC-30 stated in the NNCP. The amendment does not alter the height or setback requirements established by the PUD and is consistent with the intensities planned for the site. It conforms to the General Plan, the North Natomas Community Plan for Employment Center development, and is consistent with the PUD Guidelines.

D. Tentative Map

Currently, there are six parcels in the subject site, the application requested a tentative subdivision map to divide each building onto its own parcel, and create two separate legal common area parcels that includes the drive aisles, landscaping, parking and other items to serve the seventeen buildings. There will be a total of nineteen parcels as a result of the subdivision. Following are the parcels information:

Table 2

Parcels	Sizes (net acres)
1	0.171±
2	0.266±
3	0.281±
4	0.267±
5	0.251±
6	0.212±
7	0.231±
8	0.231±
9	0.321±
10	0.176±

11	0.287±
12	0.292±
13	0.33±
14	0.16±
15	0.135±
16	0.268±
17	0.268±
18 (Common Parcel)	3.232±
19 (Common Parcel)	6.101±

The subdivision is found to be consistent and comply with the City's Subdivision Ordinance and the state Subdivision Map Act, staff recommends the Planning Commission approve the proposed Tentative Map based on findings of fact and conditions of approval in the Notice of Decision attached as Attachment 1.

E. Special Permit

Setback

The Zoning Ordinance does not define setbacks for Employment Center Zone. However, the Goldenland PUD Guidelines requires a minimum 25 feet front yard setback and has no minimum side and rear yard requirement. The submitted site plan indicates that the proposed building and landscape setbacks meets the requirements of the PUD Guidelines.

Building and Site Design

The project site is bounded on the north by Terracina Drive, on the east by Gateway Park Boulevard, and on the west by a proposed self-storage facility and a designated detention pond. The applicant proposes to develop the site with accesses from Goldenland Court and Terracina Drive. Most building front elevations are facing the surrounding streets and site landscaping are given to create a planned business park feel.

The building composition for the site is:

Table 3.

Building	Square Feet	Estimated Office Component	Incubator/Flex	Phase
Aa	11,520	25%	Incubator	I
Ab	11,520	25%	Incubator	I
B	7,424	25%	Incubator	I

C	12,100	20%-25%	Incubator	I
D	10,800	50%	Incubator	II
E	9,100	50%	Incubator	II
F	9,920	50%	Flex	I
G	9,920	50%	Flex	I
H	13,824	50%	Flex	I
J	12,160	50%	Flex	II
K	12,320	50%	Flex	II
L	14,208	44%-50%	Flex	II
M	6,816	44%	Flex	II
N	5,760	50%	Flex	II
P	7,560	50%-66%	Flex	I
Q	11,520	50%	Flex	III
R	11,520	50%	Flex	III
Total:	177,992			

The Business park is not designed for the typical industrial type users, and therefore, do not include large clear heights or any depressed loading docks. The users will distribute products via smaller sized trucks that can be accessed via the grade level- roll up doors provided.

Both projects are concrete tilt-up construction with relatively low wall panel height. Parapet walls are proposed to screen future mechanical equipment located on the roof. Staff appreciates that most buildings footprints have been designed with jogs in the panels to break up the elevations. As a result of staff input, the four buildings facing Gateway Park Blvd. will incorporate decorative elements such as foam plinth, reveal lines, awnings and roof lines variation to add architecture interests to the street façade.

Parking and Circulation

Parking:

According to the City's Zoning Code Chapter 17.64.020 (p.1297), the required parking for office use on the subject site requires 1 space per 400 sq ft. for office use (not more than 1 space per 275 gross sq.ft.), and 1 space per 1,000 gross sq ft. for industrial use (not more than 1 space per 500 gross sq.)

Table 4

Building	Office/Industrial	Minimum Required Parking Office/ Industrial	Maximum Parking Office/Industrial	Min. Required	Max. Required
Aa	2,874 + 8,646	7 + 9	11 + 17	16	28
Ab	2,874 + 8,646	7 + 9	11 + 17	16	28
B	1,850 + 5,574	5 + 6	7 + 11	11	18
C	2,800 + 9,300	7 + 9	10 + 19	16	29
D	5,400 + 5,400	14 + 5	20 + 11	19	31
E	4,800 + 4,300	12 + 4	18 + 9	16	27
F	4,620 + 5,300	12 + 5	17 + 11	17	28
G	4,620 + 5,200	12 + 5	17 + 10	17	27
H	6,912 + 6,912	17 + 7	25 + 14	24	39
P	4,200 + 3,360	11 + 3	15 + 7	14	22
J	5,760 + 6,400	14 + 7	21 + 13	21	34
K	6,560 + 5,760	16 + 6	24 + 12	22	36
L	7,104 + 7,104	18 + 7	26 + 14	25	40
M	2,080 + 4,736	5 + 5	8 + 10	10	18
N	2,880 + 2,880	7 + 3	10 + 6	10	16
Q	5,760 + 5,760	14 + 6	21 + 12	20	33
R	5,760 + 5,760	14 + 6	21 + 12	20	33
			Total Required:	Min. 294	Max. 487
			Total Provided:	451	

The project meets and exceeds the minimum parking requirements of the City Zoning Code. In addition, the project is required to provide fifteen (15) bicycle parking spaces (one for every twenty required vehicle parking spaces), eight (8) of them shall be Class I bicycle parking facilities. The site plan complies with the City Zoning Code by providing 20 bicycle parking spaces on site. The project will be required to complete a Transportation Management Plan (TMP) prior to the issue of the building permit.

Access and Circulation: The applicant proposes to develop the site with access from Goldenland Court and Terracina Drive. There are six (6) ingress and egress proposed for the Flex project and three (3) ingress and egress proposed for the Incubator project. The Incubator project has a share driveway with the adjacent development to provide access to Goldenland Court. The project also meets maneuvering requirements of the Zoning Code.

The project has given priority to pedestrian circulation within the parks and sitting/gathering areas for employees and visitors. Pedestrian walkways provide connectivity for all buildings to the streets. Special consideration has been given to site visibility and emergency vehicle access as well as convenient circulation for tenant and visitors to the site.

In addition, a minimum 20' feet wide emergency/secondary access is provided on the southern side of the Incubator project to meet the Fire department needs of the Gateway Self-Storage project. A reciprocal access easement between the applicant and the adjacent owner will be established.

Landscaping and Open Space

The Goldenland PUD Guidelines require that the frontages of all streets should be landscaped. The project is consistent with this requirement since a 25' foot building setback will be provided at the minimum. The landscape area will be conditioned to provide a combination of evergreen and deciduous trees, shrubs and groundcovers. The project shall also comply with the 50% shading ordinance for parking areas. Furthermore, staff appreciates the open areas provided between buildings. These spaces developed in conjunction with office buildings and oriented to pedestrian linkages throughout the project. Facilities such as table, bike racks, benches and trellises will be provided in these public gathering places to encourage street life and sense of activity around buildings.

Wall and Fencing:

No walls or fencing are being proposed on site. Any walls or fencing proposed will need to be reviewed by staff and will be required to comply with the Goldenland PUD Guidelines (p.4-16) as well as the City's code.

Signage Guidelines

The applicant has submitted a signage program for the project. According to the PUD, the applicant is allowed to have one monument sign per each driveway, which is a total of nine. However, the project will only provide five monument signs, one per each street frontage. Maximum one sign per tenant on front façade of the building and one sign on back or side of building is allowed. The size of the tenant signage shall be no greater than one (1) square foot for each linear foot of building frontage. The signage guideline is approved as submitted with this special permit. The PUD guidelines will prevail if contradictions are found between the signage guidelines and the PUD guidelines.

Overall, staff supports the project because it adheres to high standard architectural

design and complies with all applicable Plans, Zoning Ordinance requirements and the Goldenland PUD site design guidelines.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The Negative Declaration was circulated for a public review period from April 10, 2003 to May 9, 2003. One comment letter was received from the CA Department of Transportation (CalTrans) at the end of the 30-day review period on May 8, 2003. The letter is attached (Attachment 2) for Planning Commission information and should be considered with the Initial Study/Draft Negative Declaration. Staff review of the comments found that the issues identified were previously analyzed in the North Natomas Community Plan Supplemental Environmental Impact Report. Review of the project by the City of Sacramento, Department of Public Works, has determined that this project is consistent with the Goldenland Planned Unit Development, the North Natomas Community Plan and its Supplemental EIR. In November of 1994, Kittleson & Associates, Inc. prepared a North Natomas Freeway improvements report for the City identifying all freeway improvements needed as a result of the development of North Natomas in accordance with the North Natomas Community Plan. Additionally, the City and CalTrans entered into Cooperative Agreement #95-217 on November 14, 1995. The agreement covers the yearly monitoring of the freeways to determine when the improvements identified in the North Natomas Freeway related improvements report are needed. All of the said freeway improvements are in the North Natomas Financing Plan and by paying North Natomas fees the developer is contributing to the construction of said improvements, which are a regional benefit and will not be constructed until needed. As a result, no new issues were identified that have not been previously evaluated.

In compliance with Section 15070(b)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Water Resources, Air Quality, Biological Resources, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1).

B. Public/Neighborhood/Business Association Comments

The Natomas Community Association (NCA) reviewed this application after a presentation by the applicant on Nov. 19, 2002 and had the following comments (staff responses follow the comments):

1. We liked the buildings w fronts/more windows to Gateway w loading areas/ roll up doors to rear, away from street.
2. We suggest more variation in color schemes to distinguish groups/clusters of buildings.
3. We encourage mixed-use (in same building) support retail services for 400+ employees. Especially needed are food services and day care. (Mixed use in same building does not count toward 10% retail in EC)
4. Trellised patio areas should include tables and shade for use by tenants.
5. Site should include an access road to adjacent park.
6. Include landscape berms on street to better conceal parking-include deciduous shade trees and sidewalk along streets.
7. Include bike storage throughout site near entrances above minimums required. Ped/bike passages through site to connect with park/bike routes.
8. Signage should be uniform on all buildings –limited at street.
9. We support 2 access roads from Gateway especially if the corner or other street front buildings are mixed use retail.

In response to the above concerns, staff has the following comments:

All of the above comments, except 6 and 9, had been incorporated into the revised site plan or conditions of approval. In response to comments number 6, the project site is already elevated from the adjacent streets, therefore a landscape berm is not necessary. In response to comments number 9, access or driveway on Gateway Park Blvd. is prohibited per Department of Public Work requested. Investigation has been done and found that any ingress or egress on Gateway Park Blvd. will not meet the spacing requirement set forth by the Transportation Evaluation of the Composite Plan for North Natomas and the City's Design and Procedures manual.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Building:** Comments provided have been included as conditions of approval and/or advisory notes.
2. **County Sanitation District 1 (CSD-1):** Comments provided have been included as conditions of approval and/or advisory notes.
3. **Fire:** Comments provided have been included as conditions of approval and/or advisory notes.
4. **Public Works - Development Services:** Comments provided have been included as conditions of approval and/or advisory notes.
5. **Public Works – Solid Waste:** Comments provided have been included as conditions of approval and/or advisory notes.
6. **Public Works – Technical Services – Electrical Section:** Comments provided have been included as conditions of approval and/or advisory notes.
7. **Reclamation District 1000 (RD-1000):** Comments provided have been included as conditions of approval and/or advisory notes.
8. **Sacramento Metropolitan Air Quality Management District (SMAQMD):** Comments provided have been included as conditions of approval and/or advisory notes.
9. **Utilities:** Comments provided have been included as conditions of approval and/or advisory notes.

D. Subdivision Review Committee Recommendation

On April 16, 2003 the Subdivision Review Committee, by a vote of three ayes and zero noes voted to recommend approval of the proposed subdivision subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A to F. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration for Goldenland Business and Industrial Park;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Planned Unit Development (PUD) Guidelines Amendment to update the Light Industrial uses and the Employment Center Section of the Goldenland PUD Guidelines;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Planned Unit Development (PUD) Schematic Plan Amendment to depict the seventeen industrial and office buildings totaling 177,992± square feet on 13.7± gross acres in the Employment Center 30 (EC-30) zone within the Goldenland PUD;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide six parcels into nineteen parcels in the Employment Center 30 (EC-30) Zone within the Goldenland PUD; and
- F. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct seventeen buildings totaling 177,992 square feet on 13.7± gross acres EC-30 zone within the Goldenland PUD.

Report Prepared By,

Report Reviewed By,

Kenny Wan, Assistant Planner

David Kwong, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1	Mitigation Monitoring Plan
Exhibit 2 (i)	PUD Guidelines Amendment
Exhibit 2 (ii)	PUD Guidelines Amendment
Exhibit 2 (iii)	PUD Guidelines Amendment
Exhibit 3	PUD Schematic Plan Amendment
Exhibit 4	Tentative Subdivision Map
Exhibit 5(i)	Site Plan (Flex and Incubator)
Exhibit 5(ii)	Site Plan (Flex)
Exhibit 5(iii)	Site Plan (Incubator)
Exhibit 6 (i)	Landscape Plan (Flex)
Exhibit 6 (ii)	Landscape Plan (Incubator)
Exhibit 7(a)	Elevation—Building A
Exhibit 7(b)	Elevation—Building B
Exhibit 7(c)	Elevation—Building C
Exhibit 7(d)	Elevation—Building D
Exhibit 7(e)	Elevation—Building E
Exhibit 7(f)	Elevation—Building F
Exhibit 7(g)	Elevation—Building H
Exhibit 7(h)	Elevation—Building J
Exhibit 7(i)	Elevation—Building K
Exhibit 7(j)	Elevation—Building L
Exhibit 7(k)	Elevation—Building M
Exhibit 7(L)	Elevation—Building N
Exhibit 7(m)	Elevation—Building P
Exhibit 7(n)	Elevation—Building Q & R
Exhibit 8	Signage Guidelines
Exhibit 9	Color Schemes
Attachment 2	Comments from Department of Transportation
Attachment 3	Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
GOLDENLAND BUSINESS AND INDUSTRIAL PARK
LOCATED WEST OF GATEWAY PARK BLVD, SOUTH OF TERRACINA DRIVE,
NORTH NATOMAS, SACRAMENTO, CALIFORNIA IN THE EMPLOYMENT CENTER
30 PLANNED UNIT DEVELOPMENT (EC-30PUD) ZONE. (P02-142)**

At the regular meeting of May 22, 2003, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Negative Declaration;**
- B. Approved the Mitigation Monitoring Plan;**
- C. Approved the Planned Unit Development (PUD) Guidelines Amendment** to update the Light Industrial uses and the Employment Center Section of the Goldenland PUD Guidelines;
- D. Approved the Planned Unit Development (PUD) Schematic Plan Amendment** to depict the seventeen industrial and office buildings totaling 177,992±square feet on 13.7± gross acres in the Employment Center 30 (EC-30) zone within the Goldenland PUD;
- E. Approved the Tentative Map** to subdivide six parcels into nineteen parcels in the Employment Center 30 (EC-30) Zone within the Goldenland PUD;
- F. Special Permit** to construct seventeen buildings totaling 177,992 square feet on 13.7± gross acres EC-30 zone within the Goldenland PUD.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Negative Declaration:** The City Planning Commission approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:

1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 3. Based upon the whole record before it, the Initial Study and the comments received during the public review process, it has been determined that there is no substantial evidence that the project will have a significant effect on the environment.
 4. The Negative Declaration reflects the lead agency's independent judgment and analysis.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:
1. One or more mitigation measures have been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C/D. PUD Guidelines Amendment and Schematic Plan Amendment: PUD Guidelines Amendment to update the Light Industrial uses and the Employment Center Section of the Goldenland PUD Guidelines and PUD Schematic Plan Amendment to depict the seventeen industrial and office buildings totaling 177,992±square feet on 13.7±gross acres in the Employment Center 30 (EC-30) zone within the Goldenland PUD is approved base on the following findings of fact;

1. The amendment conforms to the General Plan, the density required in 1994 North Natomas Community Plan and the Zoning designation;
 2. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City;
 3. The proposed amendments do not alter the height or setback requirements established by the PUD; and
 4. The PUD amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well designed, and that the light industrial uses will not create a negative impact on the adjacent uses.
- E. Tentative Map: Tentative Map to subdivide six parcels into nineteen parcels in the Employment Center 30 (EC-30) Zone within the Goldenland PUD is approved based on the following findings of fact:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City's General Plan, North Natomas Community Plan, and the City's Subdivision Ordinance;
 3. The discharge of waste from the proposed subdivision into existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- F. Special Permit: Special Permit to construct seventeen buildings totaling 177,992 square feet on 13.7± gross acres EC-30 zone is approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that:
 - 1a. The proposed use is compatible with the non-residential uses surrounding the site and will not adversely affect the peace and general welfare of the surrounding neighborhood;
 - 1b. Adequate landscaping, parking, open spaces and quality site design is provided; and
 - 1c. The design of the proposed buildings are consistent with the Goldenland PUD Development Guidelines.
2. The project, as conditioned, will not be detrimental to the public welfare and result in the creation of a public nuisance in that the site and building design will be compatible in the area and adequate landscaping will be provided; and
3. The project is consistent with the General Plan and the North Natomas Community Plan which designate the site for Mixed Use and Employment Center, in that the proposal will not alter the present or anticipated use, or intensity of the subject site or region.

CONDITIONS OF APPROVAL

- D. The PUD Schematic Plan Amendment to depict the seventeen industrial and office buildings totaling 177,992± square feet on 13.7± gross acres in the Employment Center 30 (EC-30) zone within the Goldenland PUD is hereby approved subject to the following conditions of approval:**

Planning:

- D1. Plans for the development of this site shall be in substantial conformance with the uses, layout, location, and size of the buildings shown on the Schematic Plan.
- D2. The project is required to meet the applicable conditions approved in the previous Schematic Plan approvals (P99-132).

- E. Tentative Map to subdivide six parcels into nineteen parcels in the Employment Center 30 (EC-30) Zone within the Goldenland PUD is hereby approved subject to the following conditions of approval:**

NOTE: These conditions shall supersede any contradictory information shown

on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P99-132). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions.

GENERAL: All Projects

E1. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

E2. Comply and meet all the requirements of the Development Agreement for Goldenland PUD (P99-132).

E3. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P99-132) to the satisfaction of the Planning Director and Department of Public Works.

E4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P99-132).

E5. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

E6. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

E7. Show all existing and proposed/required easements on the Parcel Map.

E8. The parcel lines around each building shall be moved to allow door and window opening per UBC table 5-A. At the time of filing for the Parcel Map the applicant must

submit an exhibit showing proposed building footprints inside said parcels to show compliance with this condition. The exhibit must be reviewed and approved by the Building Department.

E9. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from the following lots (referenced on the revised tentative map received 3-3-03):

- a.) Conveyed to Lots 1, 2, 3, 4, 5, 6 and reserved from Lot 18.
- b.) Conveyed to Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and reserved from Lot 19;

E10. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Development Services Section Plan Check Engineer at 264-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

PUBLIC WORKS: Streets

E11. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.

E12. The design and placement of walls, fences, signs and Landscaping 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 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

PRIVATE/PUBLIC UTILITIES:

E13. In order to obtain sewer service, construction of public collector sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of

public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.

E14. Connection to the public sewer system shall be required to the satisfaction of CSD-1.

E15. CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1.

E16. Dedicate the common areas Parcels 18 & 19 as a public utility easement (PUE) for underground facilities and appurtenances.

CITY UTILITIES:

E17. Only one domestic water service is allowed per parcel. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities.

E18. The proposed development is located within County Sanitation District No.1 (CSD1). The applicant shall comply with all CSD1 requirements.

E19. Either the lots must be graded so that drainage does not cross property lines or the applicant shall provide drainage easements as noted in condition 5.

E20. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each common parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map:

“THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __,PAGE__).”

E21. Dedicate to the City, at no cost to the City, slope easements for the bridge crossing over the C-1 Drain Canal. The slope easement shall be to the satisfaction of the Department of Utilities and Public Works.

E22. The owner(s) of the common parcel(s) shall enter into an agreement authorizing one owner or an association of owners to obtain and pay for irrigation water, fire service

and drainage services for the common parcel(s), and such owner or association of owners shall enter into a separate agreement with the City to receive such utility services for the common parcel(s) at points of service designated by the Department of Utilities (for example, the private water system serving the common lot shall connect to the City's water system at the points of service). Such separate agreement with the City shall provide for payment of all charges for the water, sewer and drainage services provided to the common parcel(s), shall authorize discontinuance of utility services to the common parcel(s) in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, and shall be in a form approved by the City Attorney.

E23. Dedicate to RD 1000, at no cost to RD 1000, required access easement from Gateway Park Boulevard to the C-1 Drain Canal. The access easement shall be to the satisfaction of RD 1000.

PPDD: Parks

E24. The developer shall provide a landscaped area between the parking lot on its' western border and the dedicated park site that compliments the park and provides an appropriate interface. The plans for the landscaping shall be approved by PPDD.

E25. The developer shall provide pedestrian linkages between the parking lot and the park in appropriate breaks in the landscaping as approved by PPDD.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

E26. Gravity sewer service may not be available to entire project area. Sacramento County Improvement Standards apply to on-site sewer construction.

E27. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project 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 County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the 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 fees.

E28. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

E29. If the lots are graded, then a grading plan showing existing and proposed elevations is required. 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' 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 Department of Utilities.

E30. If the lots are graded, then the applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

F. Special Permit to construct seventeen buildings totaling 177,992 square feet on 13.7± gross acres EC-30 zone is hereby approved subject to the following conditions of approval:

Planning

- F1. The applicant shall obtain all necessary building permits prior to commencing construction.
- F2. Development of this site shall be in compliance with the attached plans and landscape exhibits (Exhibit 2 to 9), except as conditioned, and conform to the PUD Site Design Guidelines. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.
- F3. The proposal is required to meet the Sacramento City Code regulation regarding tree shading (Chapter 17.68).

F7. Landscaping:

- a. The frontages of all streets should be landscaped with a combination of evergreen and deciduous trees, shrubs and groundcovers, appropriately watered by an automatic underground irrigation system and maintained by the property owner unless and until a Lighting and Landscape District is formed.
- b. Landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
- c. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"); the lowest tree branch height shall be at least six feet (6'). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.

F8. Lighting:

- a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
- b. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
- c. The height of pole mounted light fixtures shall be no more than 30 feet.

F9. Building Design:

- a. Metal awnings shall be incorporated into the frontage design of building D, E, Q and R. And recommend for building M and N;

- b. Color for the roll up door of the storage units shall be harmonious and compatible with surrounding buildings. No sharp and bright color shall be used;
 - c. The projects shall use variation in color schemes to distinguish groups/clusters of buildings;
 - d. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.
- F10. Fencing:
- a. No fencing or wall is being proposed, any future proposal for wall or fencing is subject to be reviewed and approved by the Planning Director.
 - b. No fencing, walls planted hedges, or other similar barriers will be permitted to exceed three (3) feet in height within the 25 feet required front yard areas.
- F11. The project shall provide at least 15 bicycle parking spaces; at least 8 of them shall be Class I bicycle parking facility.
- F12. The project shall comply with City Zoning Code Chapter 17.184 Transportation System Management (TSM) program. A Transportation Management Plan (TMP) shall be completed prior to the issue of building permit.
- F13. Site Furnishings such as benches and table shall be provided in the open spaces between buildings (These include but not limited to the spaces between building Aa and Ab, D and E, Q and R, M and N, J and K, and F and G.)

PUBLIC WORKS: Solid Waste

- F14. The applicant needs to describe the flow of recyclable materials through the building and to identify the recyclable commodities that will be diverted from the waste stream. The project proponent should plan to divert cardboard, office and mixed paper, metal cans, selected plastics, and glass containers.

- F15. The applicant should indicate how employees will be instructed in the use of the trash/recycling receptacles. It is the developer's responsibility to address signage and other mechanisms that will be put in place to accommodate tenant's recycling needs.
- F16. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal. As designed this project may have architectural barriers to resource recovery.

PUBLIC WORKS: Technical Services—Electrical Section

- F17. Streetlights shall be a requirement of this project. Historical Ornamentals shall be used unless otherwise directed by the Department of Public Works Electrical Section.

BUILDING:

- F18. No Underground utilities shall cross property lines. If that cannot be achieved provide easements.
- F19. The parcel line around each building shall be moved to allow door and window opening per UBC Table 5-A.
- F20. Exterior wall and opening protection shall comply with UBC Table 5-A. Walls that are required to be protected shall have a parapet per UBC Section 709.

CITY UTILITIES:

- F21. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel. Domestic taps for Parcel 1 through 17 shall connect to the existing water main in Terracina Drive, Gateway Park Boulevard and Goldenland Court.
- F22. Multiple fire services are allowed per parcel and may be required. Fire taps shall connect to the existing water mains in Terracina Drive, Gateway Park Boulevard

and Goldenland Court.

- F23. Irrigation taps for Parcels 18 and 19 (common parcels) shall connect to the existing water main in Terracina Drive, Gateway Park Boulevard or Goldenland Court.
- F24. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- F25. A grading plan showing existing and proposed elevations is required. 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' 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 Department of Utilities.
- F26. This project is greater than 5 acres (13.7±acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). 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 from the Department of Utilities by calling 264-1400.
- F27. All lots and parcels must be graded so that drainage does not cross property lines or private reciprocal drainage easements must be recorded.
- F28. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
- F29. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. The storm drain service taps shall drain onsite shed areas which are in general conformance with the master drainage shed map for this area. An onsite drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. The 10-year HGL shall be determined using the Sacramento Charts for Zone 2. The finished floor elevation shall be a minimum of 1.50 feet above the 100-year HGL and 1.70 feet above the controlling overland release elevation. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design

and Procedures Manual).

- F30. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- F31. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures.
- F32. Show all existing easements on the improvement plans.
- F33. The proposed development is located within County Sanitation District No. 1 (CSD1). The applicant shall comply with all CSD1 requirements.
- F34. Any use of RD 1000 easements will require an agreement with RD 1000. This will affect site design and should be considered early in the planning process.
- F35. Construct levee access ramp from Gateway Park Boulevard to the C1 Drain Canal. The access ramp shall be to the satisfaction of RD 1000 and the Department of Utilities.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

- F36. The requirements of District Rule 403 – Fugitive Dust will apply to any grading operations for this development. This rule is available at District's web site at www.airquality.org.

- F37. Any architectural coatings used must comply with District Rule 442 – Architectural Coatings. The developer/contractor is required to use costing that comply with the volatile organic compound content limits specified in Rule 442. Questions regarding Rule 442 should be directed to the District's Compliance Assistance Hotline at (916) 874-4884.
- F38. Any project that includes the installation of equipment capable of releasing emissions to the atmosphere may require permit(s) from the Sacramento Metropolitan Air Quality Management District (District) prior to operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater, should contact the District early to determine if a permit is required, and to begin the permit application process. Other general types of uses that require a District permit include dry cleaners, gasoline stations, spray booths, and operations that generate gaseous and/or airborne particulate emissions. For further information about permit requirements, contact the District offices by calling (916) 874-4800.

Reclamation District 1000 (RD-1000):

- F39. Permittee shall not encroach on R.D. 1000's maintenance road.

ADVISORY NOTES:**Utilities:**

1. 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.

County Sanitation District 1 (CSD-1):

2. Gravity sewer service may not be available to entire project area. Sacramento County Improvement Standards apply to on-site sewer construction.
3. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact

fee information.

Public Works – Solid Waste Division:

4. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
5. Businesses that choose private sector service should ask about recycling opportunities that company offers. Recycling should still be cheaper than disposal.
6. 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.

Fire:

7. **Fire apparatus access.** Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1.
8. **Fire hydrant systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2.
9. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3.
10. **Fire-protection equipment and fire hydrants.** Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3.
11. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of

- not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1.
12. **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2.
 13. **Turning radius.** The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3.
 14. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4.
 15. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices, which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3.
 16. **Fire Service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1.
 17. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 **Note: contact utilities for flow test 264-5371.**
 18. **Type of water supply** Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. CFC 903.3

- 19. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.
- 20. **Gated system.** Shall be reviewed by fire single gate 20' clear width, dual gate 16' each side. CFC 902.2.2.3.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P02-142)

- Exhibit 1 Mitigation Monitoring Plan
- Exhibit 2 (i) PUD Guidelines Amendment
- Exhibit 2 (ii) PUD Guidelines Amendment
- Exhibit 2 (iii) PUD Guidelines Amendment
- Exhibit 3 PUD Schematic Plan Amendment
- Exhibit 4 Tentative Subdivision Map
- Exhibit 5(i) Site Plan (Flex and Incubator)
- Exhibit 5(ii) Site Plan (Flex)
- Exhibit 5(iii) Site Plan (Incubator)
- Exhibit 6 (i) Landscape Plan (Flex)
- Exhibit 6 (ii) Landscape Plan (Incubator)
- Exhibit 7(a) Elevation—Building A

Exhibit 7(b)	Elevation—Building B
Exhibit 7(c)	Elevation—Building C
Exhibit 7(d)	Elevation—Building D
Exhibit 7(e)	Elevation—Building E
Exhibit 7(f)	Elevation—Building F
Exhibit 7(g)	Elevation—Building H
Exhibit 7(h)	Elevation—Building J
Exhibit 7(i)	Elevation—Building K
Exhibit 7(j)	Elevation—Building L
Exhibit 7(k)	Elevation—Building M
Exhibit 7(L)	Elevation—Building N
Exhibit 7(m)	Elevation—Building P
Exhibit 7(n)	Elevation—Building Q & R
Exhibit 8	Signage Guidelines
Exhibit 9	Color Schemes
Attachment 2	Comments from the Department of Transportation
Attachment 3	Land Use and Zoning Map

Exhibit 1 - Mitigation Monitoring Plan

**GOLDENLAND BUSINESS PARK PROJECT (P02-142)(Q107)
MITIGATION MONITORING PLAN**

FOR

**TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION**

**PREPARED FOR:
CITY OF SACRAMENTO, PLANNING AND BUILDING DEPARTMENT**

**DATE:
April 29, 2003**

**ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION**

DATE:

ATTEST:

Exhibit 1 Mitigation Monitoring Plan

**GOLDENLAND BUSINESS PARK PROJECT (P02-142)(Q107)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Goldenland Business Park Project (P02-142)
Owner/Developer- Name: Buntain Construction, Inc., Jarrod L. Short
Address: 4531 Harlin Drive

Sacramento, CA 95826

Project Location / Legal Description of Property (if recorded):

The proposed project is located in the North Natomas Community Plan (NNCP) area on the west side of Gateway Park Boulevard, south of Terracina Drive, and north of the C-1 Canal in the Goldenland Planned Unit Development (PUD) (APNs: 225-1620-005 through 008 and 225-1620-010, 011).

Project Description:

The proposed project consists of entitlements for two contiguous developments within the Goldenland Planned Unit Development. Specific Entitlements include:

- A. PUD Guidelines Amendment** to address and update the Light Industrial uses and the Employment Center Section of the Goldenland PUD Guidelines;
- B. PUD Schematic Plan Amendment** to allocate land use types and intensities in the Employment Center 30 (EC-30) Zone within the Goldenland Planned Unit Development (PUD);
- C. Tentative Map** to subdivide six parcels into nineteen parcels in the Employment Center 30 (EC-30) Zone within the Goldenland PUD; and
- D. Special Permit** to construct seventeen buildings totaling 177,992 square feet on 13.5± gross acres in the EC-30 zone.

The proposed project has been designed in accordance with the North Natomas Community Plan, North Natomas Design Guidelines, City of Sacramento Zoning Ordinance and the Goldenland PUD Design Guidelines.

Proposed buildings are concrete tilt-up construction with relatively low wall panel height. Parapet walls are proposed to screen future HVAC systems located on the roof. The developments are designed as a business park and are not intended for typical

Exhibit 1 Mitigation Monitoring Plan

industrial type users. Therefore, they do not include large clear heights or any depressed loading docks. The potential users will need to distribute products via smaller sized trucks that can be accessed via the grade level roll-up doors provided.

The project has been designed with priority to pedestrian circulation and sitting/gathering areas for employees and visitors. Connectivity between the buildings along with interior landscape/hardscape features facilitate gathering in comfortable areas for breaks, lunches, and outdoor activities. A Bike path is proposed to be constructed as a part of the proposed project within the easements along the southern edge of the property adjacent to the RD1000 access road along the C-1 Canal.

Construction of the proposed project will occur in 3 phases maintaining access and circulation requirements of the Public Works Department and Fire Department.

The application includes a tentative subdivision map to divide the property into individual parcels for each building. Included with the map will be a number of easements for access, parking, utilities and other items.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Water, Air Quality, Biological Resources, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim* from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

*In Air Quality Mitigation Measures 8 and 10, "and SMAQMD" has been added to the first sentence of each measure after "City of Sacramento".