

ORDINANCE NO. **86-009**
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JAN 28 1986

AN ORDINANCE RELATING TO AMENDMENT OF THE NATOMAS CORPORATE
CENTER DEVELOPMENT AGREEMENT (CITY AGREEMENT NO. 83034)

SECTION 1.

This ordinance incorporates, and by this reference makes part hereof, that certain First Amendment to the Development Agreement by and between the City of Sacramento and the Natomas Corporate Center Associates, dated January 14, 1986 for a project known as Natomas Corporate Center (hereafter "Amendment").

SECTION 2.

The mayor is hereby directed to execute said Amendment on behalf of the City of Sacramento.

SECTION 3.

The City Council adopts the following findings in conjunction with the approval of said Amendment:

A. The Amendment is consistent with the 1974 General Plan and the 1986 South Natomas Community Plan.

B. Public hearings considering this Amendment were held on February 21, March 7, March 21, April 4 and May 2, 1985 by the Planning Commission, the advisory agency for the purposes of Government Code §65867. Subsequent public hearings considering this Amendment were held on June 10, June 17, June 24, July 1, July 15, July 22, September 10, November 6 and November 19, 1985 by the City Council.

C. Notice of intention to consider adoption of this Amendment at said public hearings was duly given in the manner proscribed in Government Code Section 65867.

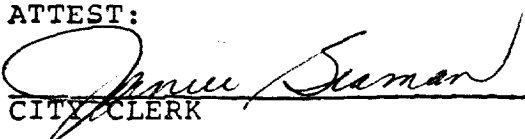
SECTION 4.

The City Clerk shall record said Amendment no later than ten (10) days after the effective day of this ordinance as required by Government Code Section 65868.5.

PASSED FOR PUBLICATION: JAN 07 1986
ENACTED: JAN 28 1986
EFFECTIVE: FEB 27 1986



ANNE RUDIN, MAYOR

ATTEST:


Deputy CITY CLERK

ORDINANCE No. **86-009**

JAN 28 1986

FIRST AMENDMENT
TO
DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF SACRAMENTO
AND
NATOMAS CORPORATE CENTER ASSOCIATES,
RELATIVE TO THE DEVELOPMENT KNOWN AS
NATOMAS CORPORATE CENTER

This Amendment is made this 14th day of January, 1986, by and between Natomas Corporate Center Associates, a California general partnership (hereinafter Developer), and the CITY OF SACRAMENTO (hereinafter City), pursuant to the authority of California Government Code section 65868, for the purpose of amending that certain Development Agreement By and Between the City of Sacramento and Natomas Corporate Center Associates, Relative to the Development Known as Natomas Corporate Center, identified as City Agreement No. 83034, dated August 1, 1983 (hereinafter the Original Agreement).

Recitals

1. Section 1(E) of the Agreement provides for amendment from time to time by mutual consent of the parties in accordance with the provisions of California Government Code sections 65867 and 65868 and City Ordinance No. 82-100.

2. Developer applied for City's approval of certain land use entitlements as set forth in its application which would permit development of 81,000 square feet of office building space in addition to the 793,313 square feet of office building space permitted by the Original Agreement. The project

ORDINANCE No. 86-009

described in Developer's application (P83-333) as modified and approved by the City Council is hereinafter referred to as the NCC Project.

3. Applications for said approvals, and California Environmental Quality Act (hereinafter CEQA) documentations required for the NCC Project, were considered by the City Council at numerous duly noticed public hearings in the months of June through November 1985.

4. On _____, 1986, the City Council certified as adequate and complete the Final Environmental Impact Report for the South Natomas Community Plan Update and Related Projects (EIR) as the environmental document for the NCC Project. The City Council finds that no subsequent or supplemental environmental impact report is necessary in that the terms and conditions of this Amendment are consistent with and within the scope of the EIR. Mitigation measures which were suggested in the EIR are incorporated to the extent feasible in the revised Development Guidelines for Natomas Corporate Center, and in the terms and conditions of this Amendment, as reflected by the Findings of Fact and Statement of Overriding Considerations adopted by the City Council concurrently with this Amendment.

5. Pursuant to applicable provisions of CEQA, the City Environmental Coordinator has determined that there are no substantial changes in the NCC Project or in the circumstances under which the NCC Project is to be undertaken, and that the NCC Project and the adoption of this Amendment involves no new

ORDINANCE No. 86-009

JAN 28 1986

impacts not already considered in the EIR; therefore, no further environmental documents are required.

6. Following consideration and certification of the EIR and the adoption by resolution of CEQA related findings, the City Council on January 14, 1986, approved the following to permit 60,000 square feet of office building space in addition to the 793,313 square feet of office building space permitted by the Original Agreement:

A. Amendment of the Original Agreement;

B. Amendment of the Natomas Corporate Center Development Guidelines. A copy of the Guidelines as herein amended is attached hereto as Exhibit B (there is no Exhibit A to this Amendment) and incorporated herein by this reference. Exhibit B attached to this Amendment wholly replaces and otherwise supersedes the Exhibit B attached to the Original Agreement.

C. Amendment of the Natomas Corporate Center Schematic Plan. A copy of the Schematic Plan as herein amended is attached hereto as Exhibit C and incorporated herein by this reference. Exhibit C attached to this Agreement wholly replaces and otherwise supersedes the Exhibit C attached to the Original Agreement.

D. Ordinance No. _____, adopting this Amendment (hereinafter the Adopting Ordinance).

7. Development of the Property in accordance with the conditions of approval, will provide orderly growth and development of the area in accordance with the policies set forth in the General Plan and in the South Natomas Community

ORDINANCE No. 86-009

JAN 28 1986

Plan.

8. Developer will incur substantial costs in order to comply with conditions of approval and to assure development of the Property in accordance with said plans and policies.

9. Development of the Property will result in a need for municipal services and facilities in excess of those otherwise required for implementation of the existing approved uses for the Property.

10. Developer agrees to contribute to the costs of the public facilities to help mitigate impacts of the NCC Project on the community, and City agrees to assure that Developer may proceed and complete development of the Property in accordance with the terms of this Amendment. City and Developer recognize and agree that but for Developer's contributions to mitigate the impacts of the NCC Project, City would not approve the development of the Property as provided by this Amendment. City's approval of development of the Property, as provided herein, is in reliance upon and in consideration of Developer's agreement to make contributions, provided for herein.

NOW, THEREFORE, Developer and City hereby agree to the following amendments to the Agreement:

1. Term. The term of this Amendment to the Agreement shall be coterminous with the term set forth in Section 1.B. of the Original Agreement and, accordingly, shall terminate as of the termination date of the Original Agreement; that is, January 6, 1993.

ORDINANCE N~~86~~86-009

2. Development of the Property.

The last sentence of the first paragraph of Section 2.A. of the Original Agreement shall be revised to read:

"Exhibits "B" and "C" provide for construction of 853,313 of office building space."

3. Dedication and Reservation of Land.

A. The title of Section 2.B. of the Original Agreement shall be revised to read "Reservation and Dedication of Land".

B. A new Section 2.B.(3) shall be added to read as follows:

"(3)Developer agrees to deed to City in fee simple absolute within sixty (60) days after the effective date of this Amendment 2.7+ acres of land as shown on Exhibit C (hereafter the "oak preserve") to be preserved by the City as an oak regeneration site and to be used by the City for such other public recreational uses as do not impede the continuation of the natural oak regeneration process now occurring on this site. Developer further agrees to enter into an agreement with City within sixty (60) days after the effective date of this Amendment to (a) hire and pay for the services of a professional arborist to develop a comprehensive management plan for the oak preserve and (b) to provide funding for the perpetual

ORDINANCE No. 86-009

JAN 28 1986

maintenance of the oak preserve."

4. Contributions by Developer.

A. Section 3 of the Original Amendment shall be revised to read:

"Section 3. Contributions by Developer.

A. South Natomas Improvement Fund

(1) Developer shall contribute the amount of \$1,416,499 at the rate of \$1.66 per square foot for 853,313 square feet of office space, payable prior to issuance of a building permit for the shell of any building utilizing any portion of such space. Developer may pay any portion of such amount in cash payments prior to the time specified for such payments in this Agreement."

B. Subsections (2), (3) and (4) of Section 3.A. of the Original Agreement shall be retained without any modification, addition or deletion.

C. The following shall be added to Section 3.B.(1) of the Original Agreement:

"The funding obligations imposed by this Section 3.B. shall be payable on account of the first 793,313 square feet of office space constructed. The remaining 60,000 square feet of office space within the project shall not

ORDINANCE No. 86-009

JAN 28 1986

be subject to any payment obligation imposed
by this Section 3.B."

5. Except as provided above, the Original Agreement shall
continue in full force and effect.

Approved as to form:

CITY OF SACRAMENTO

City Attorney

By: _____
Its: _____

ATTEST:

City Clerk

NATOMAS CORPORATE CENTER ASSOCIATES
a general partnership

By: _____
General Partner

By: _____
General Partner

By: _____
General Partner

By: _____
General Partner

By: _____
General Partner

By: _____
General Partner

ORDINANCE No. 86-009

JAN 28 1986

EXHIBIT B

DEVELOPMENT GUIDELINES

**NATOMAS CORPORATE CENTER
(P83-333)**

TABLE OF CONTENTS

Section I	Purpose and Intent
Section II	Procedures for Approval
Section III	Permitted Uses in the Office Building Zone
Section IV	Environmental Standards
Section V	Building Standards
Section VI	Sign Criteria and Regulations
Section VII	Issuance of Building Permit
Section VIII	Building Occupancy

ORDINANCE No. 86-009

JAN 28 1986

1. PURPOSE AND INTENT

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

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

These Development Guidelines shall incorporate the Schematic Plan for Natomas Corporate Center approved by the Sacramento City Council by Resolution Nos. 83-034 and ___-___. These guidelines are intended to act as a supplement to existing City Ordinances. Upon request of the applicant, the Planning Director may amend or modify the Schematic Development Plan without compliance with procedural provisions of the Zoning Ordinance or any other notice of public hearing if the Planning Director determines that the requested amendment or modification is consistent with the Development Guidelines. Except as noted above any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

II. PROCEDURES FOR APPROVAL

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

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

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

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

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

26. Phasing scheme and proposed timing schedule for buildout.
27. Written documentation of consultation with Regional Transit regarding the impacts of the development design on transit efficiency and effectiveness in serving the site.
28. A transportation systems management plan.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. The overall net building square footage in the OB zone in Natomas Corporate Center shall not exceed 853,313 square feet.
2. The minimum building size shall be 40,000 square feet, with the exception of the two structures located at the northern entrance of the Natomas Corporate Center schematic. The minimum individual tenant space utilization shall be 2,500 square feet.
3. A structure less than 40,000 square feet may be allowed by special permit if:
 - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - b. The structure will house a uniquely desirable single tenant.
 - c. After 5 years or 50 percent of the office park's land area has been developed, whichever occurs first.

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

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

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

ORDINANCE NO 86-009

JAN 28 1986

- C. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.
- D. Children's daycare centers are permitted within the office buildings and as the exclusive use of a structure. A structure specifically designed to be a children's daycare center shall not be subject to the limitations set forth in in Section III.A of these guideines.

IV. ENVIRONMENTAL STANDARDS IN THE OFFICE ZONE

A. General

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

B. Landscaping

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

7. Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
8. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
9. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

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

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

C. Pedestrian Circulation

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

D. Parking Area Standards

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

2. Required off-street parking shall be provided on the site served.

3. Parking Requirements:

a. Office (OB Zone)

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

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

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

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

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

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

E. Exterior Lighting:

1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.

2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
3. Lighting shall be oriented away from the properties adjacent to the PUD.
4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:

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

V. BUILDING STANDARDS IN THE OFFICE BUILDING ZONE

A. Purpose and Intent

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

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

C. Building Setbacks

	<u>Building Setback</u>	<u>Landscaped Setback</u>
Freeway (measured from exterior right-of-way line) (See Attachment 1)	100'	-
West El Camino, Garden Highway	50'	50'*
Natomas Park Drive	50'	25'
All other public and private streets	25'	25'
Bannon Slough Parkway	20'	-

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

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

D. Building Height

The following is the maximum building height.

1. OB Zone - 65 feet.

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

E. Exterior Wall Materials

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

F. Colors

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

G. Roof Projections and Design

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

H. Energy Conservation Standards

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

I. Temporary Structures

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

J. Loading Areas

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

K. Outside Storage

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

L. Garbage Services/Trash Enclosures

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

M. Utility Connections, Mechanical Equipment and Communications Equipment

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

5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.

6. Mechanical equipment shall not be located adjacent to residences.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

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

Q. Miscellaneous Development Criteria

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

R. Hazardous Materials

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

VI. SIGN CRITERIA AND REGULATIONS

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

B. General Requirements

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

ORDINANCE No. 86-009

JAN 28 1986

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

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

C. Design Requirements

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

D. Miscellaneous Requirements

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

E. Special Signing

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

F. Designated Park Project Identification Sign

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

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

G. OB Office Building Zone

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

VII. ISSUANCE OF BUILDING PERMITS

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

VIII. BUILDING OCCUPANCY

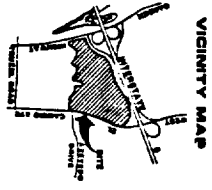
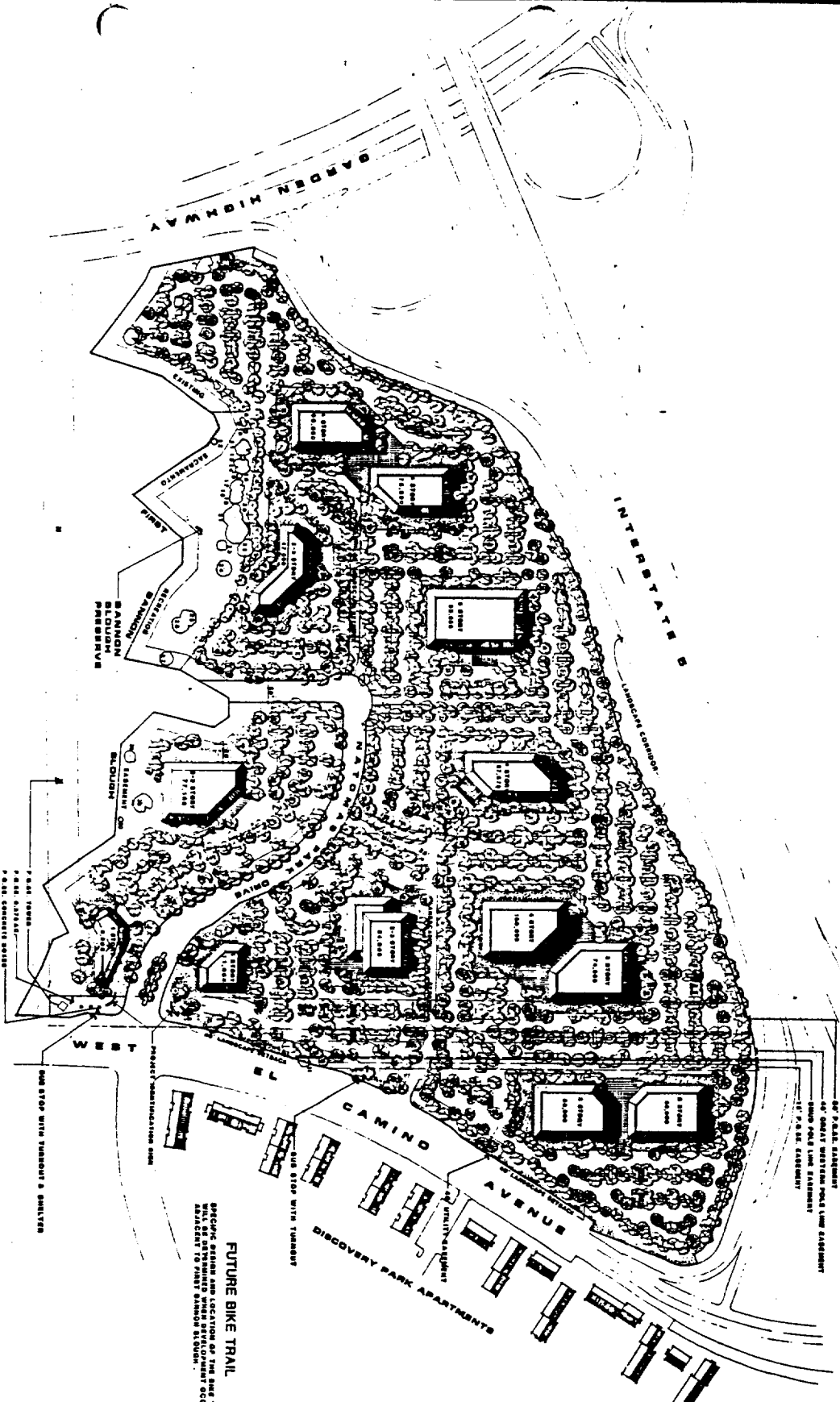
In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the special permit have been complied with".

DP:lr

- EXISTING TREE LEGEND**
- 1. 1" Cal. Oak
 - 2. 2" Cal. Oak
 - 3. 3" Cal. Oak
 - 4. 4" Cal. Oak
 - 5. 5" Cal. Oak
 - 6. 6" Cal. Oak
 - 7. 7" Cal. Oak
 - 8. 8" Cal. Oak
 - 9. 9" Cal. Oak
 - 10. 10" Cal. Oak
 - 11. 11" Cal. Oak
 - 12. 12" Cal. Oak
 - 13. 13" Cal. Oak
 - 14. 14" Cal. Oak
 - 15. 15" Cal. Oak
 - 16. 16" Cal. Oak
 - 17. 17" Cal. Oak
 - 18. 18" Cal. Oak
 - 19. 19" Cal. Oak
 - 20. 20" Cal. Oak
 - 21. 21" Cal. Oak
 - 22. 22" Cal. Oak
 - 23. 23" Cal. Oak
 - 24. 24" Cal. Oak
 - 25. 25" Cal. Oak
 - 26. 26" Cal. Oak
 - 27. 27" Cal. Oak
 - 28. 28" Cal. Oak
 - 29. 29" Cal. Oak
 - 30. 30" Cal. Oak
 - 31. 31" Cal. Oak
 - 32. 32" Cal. Oak
 - 33. 33" Cal. Oak
 - 34. 34" Cal. Oak
 - 35. 35" Cal. Oak
 - 36. 36" Cal. Oak
 - 37. 37" Cal. Oak
 - 38. 38" Cal. Oak
 - 39. 39" Cal. Oak
 - 40. 40" Cal. Oak
 - 41. 41" Cal. Oak
 - 42. 42" Cal. Oak
 - 43. 43" Cal. Oak
 - 44. 44" Cal. Oak
 - 45. 45" Cal. Oak
 - 46. 46" Cal. Oak
 - 47. 47" Cal. Oak
 - 48. 48" Cal. Oak
 - 49. 49" Cal. Oak
 - 50. 50" Cal. Oak
 - 51. 51" Cal. Oak
 - 52. 52" Cal. Oak
 - 53. 53" Cal. Oak
 - 54. 54" Cal. Oak
 - 55. 55" Cal. Oak
 - 56. 56" Cal. Oak
 - 57. 57" Cal. Oak
 - 58. 58" Cal. Oak
 - 59. 59" Cal. Oak
 - 60. 60" Cal. Oak
 - 61. 61" Cal. Oak
 - 62. 62" Cal. Oak
 - 63. 63" Cal. Oak
 - 64. 64" Cal. Oak
 - 65. 65" Cal. Oak
 - 66. 66" Cal. Oak
 - 67. 67" Cal. Oak
 - 68. 68" Cal. Oak
 - 69. 69" Cal. Oak
 - 70. 70" Cal. Oak
 - 71. 71" Cal. Oak
 - 72. 72" Cal. Oak
 - 73. 73" Cal. Oak
 - 74. 74" Cal. Oak
 - 75. 75" Cal. Oak
 - 76. 76" Cal. Oak
 - 77. 77" Cal. Oak
 - 78. 78" Cal. Oak
 - 79. 79" Cal. Oak
 - 80. 80" Cal. Oak
 - 81. 81" Cal. Oak
 - 82. 82" Cal. Oak
 - 83. 83" Cal. Oak
 - 84. 84" Cal. Oak
 - 85. 85" Cal. Oak
 - 86. 86" Cal. Oak
 - 87. 87" Cal. Oak
 - 88. 88" Cal. Oak
 - 89. 89" Cal. Oak
 - 90. 90" Cal. Oak
 - 91. 91" Cal. Oak
 - 92. 92" Cal. Oak
 - 93. 93" Cal. Oak
 - 94. 94" Cal. Oak
 - 95. 95" Cal. Oak
 - 96. 96" Cal. Oak
 - 97. 97" Cal. Oak
 - 98. 98" Cal. Oak
 - 99. 99" Cal. Oak
 - 100. 100" Cal. Oak

SCHEMATIC PLAN SUMMARY

GROSS ACREAGE	281 AC.
NET ACREAGE	
TOTAL BUILDING AREA	853,313 SQ. FT.
OFFICE BUSINESS	853,313 SQ. FT.
PARKING REQUIRED	3,413 SPACES
PARKING PROVIDED	3,413 SPACES



REVISED JANUARY 1988

ORDINANCE No. 86-009

JAN 28 1986

natomas corporate center

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

schematic site plan

