

#5



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 31, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
- A. Certification of the Environmental Impact Report
 - B. Amendment of the 1974 General Plan from Residential (56 acres) to Industrial (45 acres) and Commercial and Offices (11 acres)
 - C. Amendment of the 1978 South Natomas Community Plan from Residential 4-21 du/acres (min. av. 7 du/acres) to Heavy Commercial-Industrial (45 acres) and to Commercial-Shopping Center (11± acres) and to delete a school site and two park sites
 - D. Designation and Adoption of a Schematic Plan for Willowcreek
 - E. Rezone 112 vacant acres from Agriculture (A) to Manufacturing, Research and Development (MRD-PUD) (10.7± acres), Townhouse (R-1A PUD) (22± acres), and Garden Apartment (R-2B PUD) 34± acres) (P83-391)

LOCATION: North and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal

SUMMARY

On May 2, 1985, the Planning Commission voted to recommend certification of the Final Environmental Impact Report for the South Natomas Community Plan Update and Related Projects and to recommend denial of the requested entitlements.

BACKGROUND INFORMATION

During the Commission hearings, the applicant revised the project to include office park, additional commercial, medium high density residential and a twenty acre park site, in addition to the already proposed MRD and neighborhood shopping center (see Exhibit I). The revision would result in an increase in a.m. and p.m. vehicular trips by 100 percent and 219 percent respectively over the Draft Plan.

Although the Draft Plan proposes a portion of the site for Office Park, after receiving comments on the Environmental Impact Report, the Draft Plan, and the project, the Commission recommended that the site be designated for low and medium density residential development in keeping with the policies of retaining the plan area located west of the Natomas Main Drain Canal for residential land uses.

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

VOTE OF THE COMMISSION

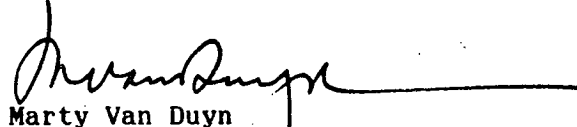
By a vote of 7 ayes, 1 absent, and 1 abstention, the Commission recommended denial of the requests.

RECOMMENDATION

The Planning Commission recommends that the Council:

1. Certify the EIR.
2. Deny the request to amend the General Plan from Residential to Commercial and Offices and Industrial.
3. Deny the request to amend the South Natomas Community Plan from Residential 4-21 du/ac (min. 7 av) to Heavy Commercial Industrial, to Commercial Shopping Center, and to delete a school site and two park sites.
4. Deny the request to designate and adopt the Willowcreek schematic plan.
5. Deny the request to rezone.

Respectfully submitted,



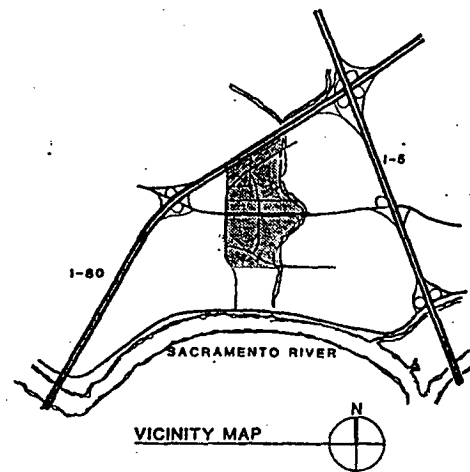
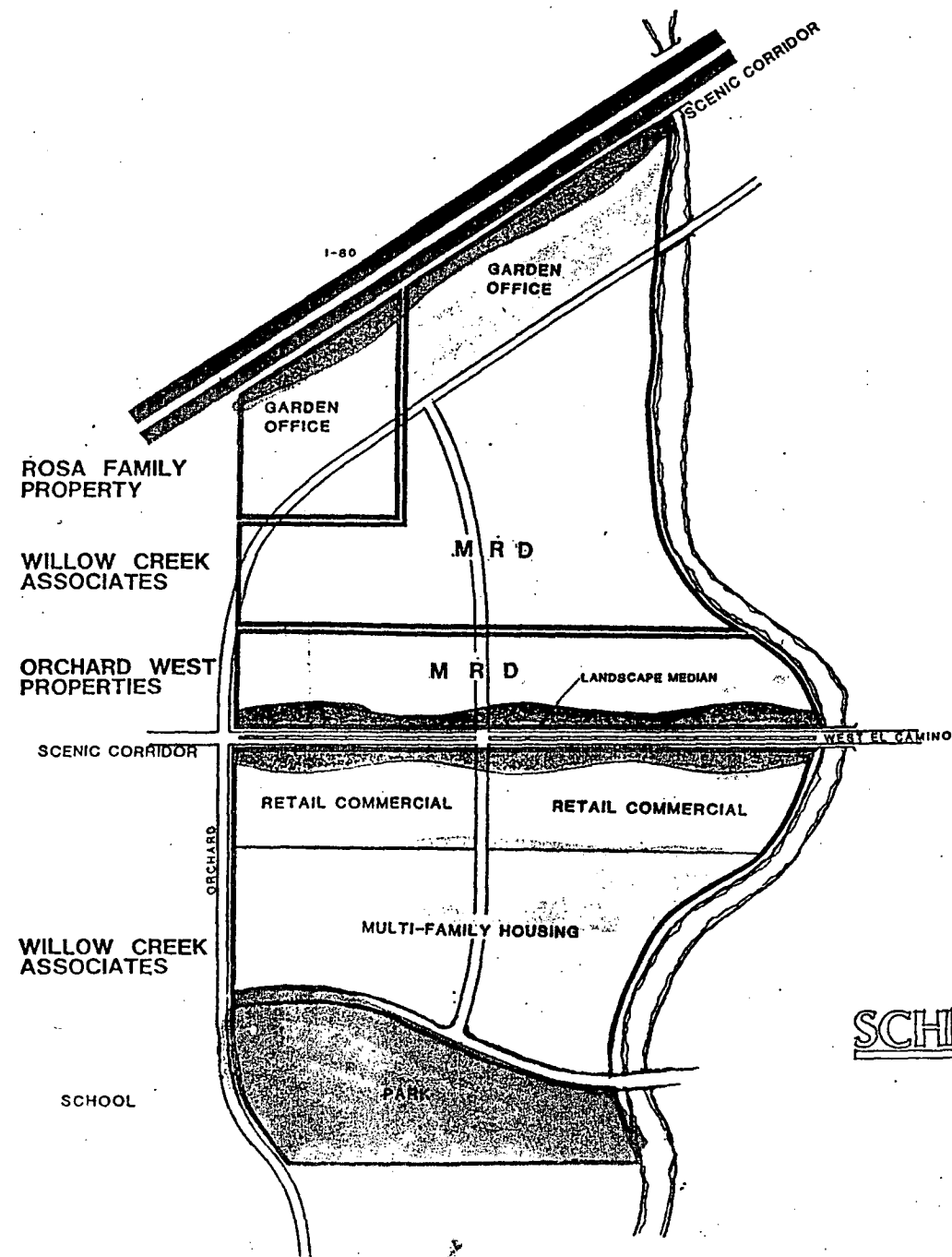
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
P83-391

June 10, 1985
District 1





SUMMARY

ORCHARD WEST PROPERTIES	20 ACRES
WILLOW CREEK ASSOCIATES	46 ACRES (NORTH)
WILLOW CREEK ASSOCIATES	87 ACRES (SOUTH)
ROSA FAMILY PROPERTY	13 ACRES

SCHEMATIC LAND USE STUDY



EXHIBIT I
REVISED APPLICATION

MARCH 1988

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EXHIBIT I

REVISED APPLICATION

WILLOW CREEK APPLICATION

Office	12 acres	198,000 sq. ft.
MRD	34 acres	510,000 sq. ft.
Neighborhood Commercial	11 acres	120,000 sq. ft.
Support Commercial	11 acres	square footage will vary
Multi-Family Housing	25 acres	400-500 units
Park	20 acres	

MEETING DATE 5/2/85
 ITEM NO. 5 FILE P 83-391
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: N. south sides of West El Camino Avenue, west of the Notomas Main Drain

Recommendation:
 Favorable
 Unfavorable

Petition Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
Karen Aheir	Deepenbrock Welf, et al
Iraa Rodgers	Nelson Rodgers
Mark Nelson	" "

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
Carolyn Baker / Petr Peterson	SNCA

MOTION NO. 1

	YES	NO	MOTION	SECOND
Ferris	Absent			
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓		✓	
Ishmael	absent			
Ramirez	✓			✓
Simpson	✓			
Augusta	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

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MARKET STUDY FINDINGS: As part of the cumulative assessment of the thirteen projects, Keyser Marston conducted an analysis of the market absorption rate for the proposed office (3,607,780 square feet), MRD (1,807,350 square feet), and residential (2,056 dwelling units) land uses within the context of the 1978 South Natomas Community Plan (SNCP) over a 20-year period.

- o Residential. The study concluded that all the planned dwelling units could be absorbed within 9 years.
- o Commercial. The analysis concluded that more than twice as much commercial square footage is proposed and existing than could be absorbed over 20 years.
- o Office. The study concluded that South Natomas is considered a highly competitive location for office development within the City. The finding is predicated upon the following:
 - The high demand for high amenity suburban office space in the Sacramento area.
 - The ability of South Natomas to accommodate a substantial amount of new housing, particularly multi-family units.
 - The proximity to the sites to the freeway thereby providing freeway visibility.
 - The close proximity of South Natomas to the downtown and Metro Airport.

Although, as the EIR points out, 1) there is considerable vacant land suitable for office development throughout the region, 2) South Natomas may initially experience a modest absorption rate due to the lack of office identity and high vacancy rates, and 3) the projected land and lease costs are at the upper end of the scale, the market analysis concludes that 5.5 million square feet of office space could be absorbed in South Natomas within 20 years. This is less than the already approved and currently proposed 8+ million square feet.

- o MRD. The analysis concluded that South Natomas offered competitive advantages to other sites for high technology users because of access to major freeways and the ability of the plan area to accommodate a substantial amount of new housing. Although, as the EIR points out, 1) because the land and lease prices in South Natomas are expected to be in the upper range of regional prices it is likely that high tech manufacturing, assembly or distribution uses would not locate in the plan area and 2) the Sacramento region is expected to attract assembly MRD uses rather than administration uses, the market analysis concludes that 1.75+ million square feet of MRD uses could be absorbed in South Natomas within 7 years.

EIR FINDINGS: An EIR (South Natomas Community Plan Update and Related Projects SCH #84010904) was prepared on Willowcreek. The EIR concludes that the project will have significant non-mitigable impacts in terms of conversion of farmland, inconsistency with the existing and proposed community plans and contribution to unacceptable levels of traffic service at four intersections. Attachment B summarizes the findings.

Traffic and Circulation:

- o The project would contribute to less than acceptable levels of service at eight intersections.
- o The proposed project would generate 119 percent more trips in both the a.m. peak hour and 116 percent more trips in the p.m. peak hour than under the Draft SNCP.
- o The project may increase demand for bus/shuttle service during peak hours. The EIR identifies the following mitigation measures: transit subsidies, designing the project to facilitate pedestrian access to transit service, and providing bus shelters, turnouts and/or transit centers where necessary.

Water: City costs to provide water to the site will cost between \$431,000 and \$604,000. The EIR recommends that the City consider the possibility of charging connection fees that reflect the time cost that the system incurs and that standard on-site water conservation measures be implemented.

Sewer and Solid Waste Management: Because toxic substances may be generated by MRD users, the EIR recommends that the developer coordinate with the County Regional Sanitation District to ensure that toxic chemicals are not discharged into the sewage system and that the developer prepare a site-specific hazardous waste management plan prior to the building occupancy by an MRD user.

Fire and Police:

- o The proposed multi-story office buildings require a ladder truck and the MRD users may require HAZMAT Unit. This equipment is currently not provided to serve South Natomas. The EIR recommends requiring developer funding to cover the costs of the specialized fire needs.
- o If high technology uses occupy the development, the Police Department foresees the need to train staff personnel in industrial crime to assist in combating the employee theft and industrial espionage associated with MRD uses. The EIR recommends developer funding of the training program.

Schools: The Natomas Union School District projects a demand for the elementary school site that the applicant requests to delete from the project site. The school site is designated on both the 1978 and the Draft SNCPS. The EIR recommends retaining the elementary school site or finding an alternate site on the west side of the Natomas Main Drain.

Air Quality: The project would result in an increase in the regional smog problem. The EIR recommends that the development be subject to measures identified in the 1982 Regional Air Quality Plan including transportation system management measures and that any air quality concerns related to toxic chemicals from MRD users be incorporated into a hazardous waste management plan.

STAFF EVALUATION:

Land Use: The applicant is requesting plan amendments and zoning to allow MRD, shopping center, and residential uses on 112 acres. The Draft SNCP designates 12 of the 45 requested acres for Office Park (180,000 square feet) and the remainder of the property for residential (70± acres), community park (20± acres), school (10± acres), and parkway corridor (Attachment C).

- o The Draft SNCP designates office park, as opposed to business park, adjacent to I-80 on the west side of I-5. The Plan designates Business Park on the east side of Northgate Boulevard in an area where MRD uses will not impact adjacent residential land uses. The intent of the Draft Plan was to designate additional land for office use in areas where 1) adjacent residential can be designed with the foreknowledge of the extent of office development and 2) freeway frontage exists to allow visibility for businesses.
- o An analysis prepared by the North Natomas consultants, based on industry standards, recommends 16,500 building square feet/net acre as appropriate for office development. The applicant is proposing a density of 16,667 square feet/acre.
- o The Draft Plan proposes low and medium density residential land uses on the remaining 33 acres north of West El Camino Avenue and the 67 acres south of West El Camino Avenue. The intent of the Draft Plan was to provide medium density residential along the major collector north of West El Camino to buffer low density residential to the south and east. South of West El Camino Avenue the Draft Plan proposes medium density residential adjacent to the park and school sites and low density residential to the south.
- o Acknowledging the shopping center site designated east of the Natomas Main Drain Canal, the Draft Plan does not propose additional shopping centers west of the Canal.
- o The Draft SNCP proposes a 20± acre park site at the southwest corner of West El Camino Avenue and Orchard Lane on the premise that large parks located on highly visible sites contribute to community form and quality. The park assists in providing recreational acreage to a community plan area experiencing a shortfall of parks. Providing a community park in a visible location rather than tucking it into a residential neighborhood helps to avoid police related problems (e.g. vandalism, noise).

Site Design: To ensure development compatible with recently approved office parks and residential projects in South Natomas, staff recommends that the

site be designated as a Planned Unit Development and subject to the attached development guidelines (Attachment C). The guidelines address users, building setbacks, landscape coverage, and parking and signage standards.

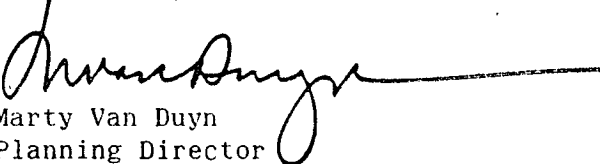
STAFF RECOMMENDATION: Staff recommends that the Commission recommend that the City Council:

1. Certify the EIR.
2. Amend the 1974 General Plan to Commercial and Offices (12+ acres).
3. Amend the 1978 South Natomas Community Plan to Office Park (12+ acres).
4. Designate and adopt the Willowcreek Schematic Plan subject to the attached Development Guidelines and the conditions listed below.
5. Rezone to Office Park (OB-PUD) (12+ acres), Single Family (R-1 PUD) (30+ acres), and Townhouse (R-1A PUD) (40+ acres).

PUD Conditions: The applicant shall:

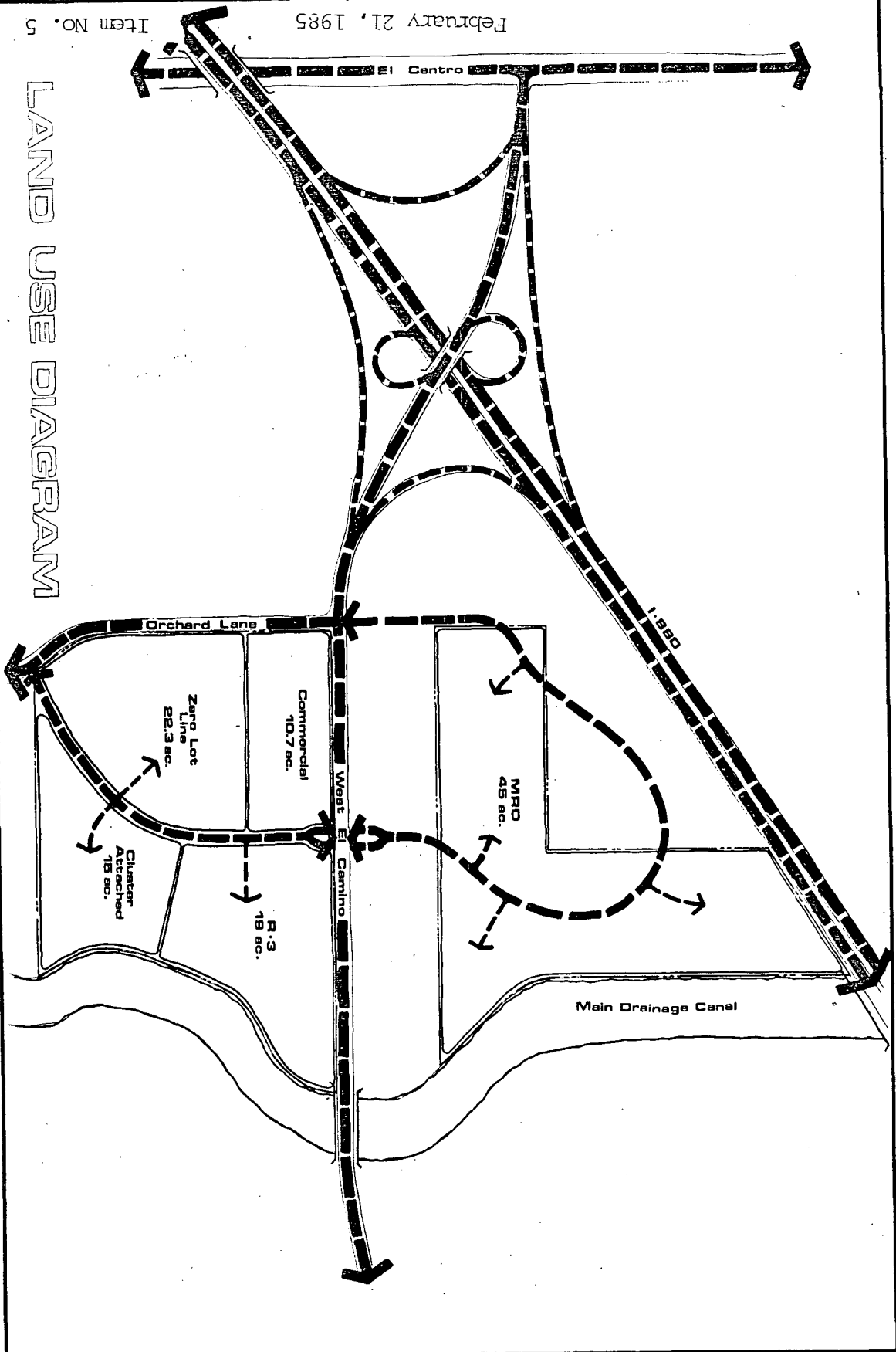
1. Redesign the project, to reflect office density at 16,500 sq. ft./net acre and residential density as designated on the Draft SNCP and to conform to the development standards set forth in the attached Development Guidelines prior to applying for a Special Permit.
2. Participate in a transportation systems management program.
3. Prepare a hazardous waste management program for the City's review and approval prior to building occupancy by an MRD user.
4. Contribute to the City it's equitable share of dollars to mitigate the impacts identified in the EIR.
5. Cease construction, if at any time during construction artifacts are discovered, until a qualified archaeologist, can examine the find and recommend preservation or possible mitigation if the find is significant.
6. Pay the cost (connection fees) of providing City water to the site.

Respectfully submitted,


Marty Van Duyn
Planning Director

MVD:DP:lr
Attachments

LAND USE DIAGRAM



ATTACHMENT A

**SAMMIS
WILLOWCREEK
DEVELOPMENT**

SACRAMENTO CAL.

LEE SANNIS COMPANY
DEVELOPER

ANTHONY M. GILZARDO
AND ASSOCIATES INC.
LANDSCAPE ARCHITECTS
LAND PLANNERS

5201 WASHINGTON STREET
SAN FRANCISCO, CALIFORNIA

SCALE IN FEET

0 100 200 400 600

DRAWN BY

LD

Summary Table

Summary of Environmental Impacts and Mitigation Measures
for Willow Creek

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
A. <u>SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u>		
<u>Land Use</u>		
Proposed Uses	Conversion of 112 acres of prime agricultural land to residential (56 acres), manufacturing, research, and development (45 acres) and commercial (11 acres).	None available.
Conflicts with Adjacent Uses	Potential conflicts with neighboring agricultural uses.	None available.
Consistency with Land Use Plans and Policies	Inconsistent with 1978 SNCP policies on regional office development and residential nature of the community. However, project does provide a net increase in on-site housing compared to the 1978 SNCP.	None available.
	Portions of project are inconsistent with Draft 1984 SNCP land use designations for the site. Inconsistent with Draft 1984 SNCP policies regarding limitation of additional MRD approval.	None available.
<u>Transportation</u>		
Traffic	The project would increase traffic and contribute to unacceptable levels of service (incapable of feasible mitigation) at the following intersections:	
	W. El Camino Avenue/NB I-5 Interchange Off-ramp	None available.
	W. El Camino Avenue/Northgate Boulevard	None available.
	Garden Highway/NB I-5 ramps	None available.
	Garden Highway/Northgate Boulevard	None available.
	I-5 Mainline	None available.
<u>Geology and Soils</u>	Loss of 112 acres of prime agricultural land from future production.	None available.
B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u>		
<u>Land Use</u>		
Conflicts with Adjacent Uses	Potential conflicts between proposed on-site MPD and commercial uses and planned adjacent residential uses.	Ensure adequate buffering between residential and nonresidential uses.
<u>Public Facilities and Services</u>		
Sewer	Discharge of toxic chemicals into sewerage system possible with MPD use.	Coordinate with Regional Sanitation District regarding toxic chemicals discharge.
Solid Waste	Disposal of hazardous wastes may pose problems due to lack of nearby disposal facilities.	Conduct site-specific hazardous waste management study.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<u>B. POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u>		
Fire	Increased potential for a major fire which could threaten adjacent uses due to storage of hazardous materials.	Implement Hazardous Materials Management Plan and a contingency plan to provide for safety of adjacent uses.
	Multistory buildings would require a ladder truck. MRD uses would require a HAZMAT unit.	Require developer funding of specialized equipment.
Parks	Deletion of a 3-acre park site.	Provide an alternative park site.
	On-site population would require 4.3 acres of neighborhood and community park increased demand for park space by employees.	Provide recreation facilities in MRD parcel. Provide park financing by nonresidential uses.
Schools	Enrollment increase of 364 students. Inadequate facility capacity available.	Modify project to provide for the designated school site or locate an alternative location on the west side of South Natomas.
<u>Transportation</u>		
Traffic	The project would increase traffic and contribute to unacceptable levels of service (prior to mitigation) at the following intersections:	
	E. Gateway Oaks Drive/W. El Camino Avenue	Divert drivers to alternate routes.
	W. El Camino Avenue/Truxel Road	Revise signal phasing to allow simultaneous opposing dual left turn movements.
	Garden Highway/Truxel Road	Construct a new road between Natomas Park Drive and Garden Highway.
Transit	Increased demand on RT for bus and shuttle service during peak periods, potentially requiring greater seating capacity, more routes, or shorter headways.	Increase RT subsidies, recognize transit needs in project design, provide bus shelters and turnouts and provide transit centers as necessary.
Local Circulation and Parking	No adverse impacts anticipated due to local circulation characteristics of the project. Parking provisions are currently undefined.	Review future plans to ensure that adequate parking is provided.
<u>Air Quality</u>	No violations of CO standards expected from project implementation. Project would incrementally add to regional smog problems and difficulty in achieving and maintaining federal ozone standards.	Implement contingency air quality control measures adopted by the regional 1982 Air Quality Plan.
<u>Energy</u>	Peak energy demand of 13,400 kilowatts; project requires the addition of a new substation on or near the site.	Implement SMUD's Energy Conservation Load Measures
<u>Hydrology, Drainage, and Water Quality</u>	Leaks or spills of on-site toxic substances would have the potential for contaminating site runoff.	Establish City regulations governing the storage and handling of toxic wastes.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<u>C. LESS THAN SIGNIFICANT IMPACTS</u>		
<u>Land Use</u>		
Market Feasibility of Proposed Uses	MRD absorption: 2.5 years. Residential absorption: 0.8 years. Commercial absorption: market demand exists, however, approval at this site could displace a site designated for commercial elsewhere in the community.	None.
<u>Population</u>		
	On-site residential population of 2,113 persons. Indirect "worst case" population of 2,281 new employees to Sacramento area. Indirect increase would probably occur elsewhere in Sacramento regardless of project implementation.	Indirect population would require residential units to be provided elsewhere in the City or County.
<u>Housing</u>		
	Construction of 937 dwelling units on-site. "Worst case" demand for 2,281 housing units by "new" employees, which could be provided on City or County vacant residential land.	Conduct a regional jobs/housing balance study.
<u>Public Facilities and Services</u>		
<u>Water</u>		
	Peak water demand of 431,050-604,300 gpd.	Implement standard water conservation measures.
	Cost to the City of \$431,000-\$604,000	Investigate alternative financing mechanisms.
<u>Sewer</u>		
	Peak wastewater flows of 473,470-597,445 gpd can be accommodated by existing facilities.	Developer financing of any trunk lines deemed the responsibility of the developer.
<u>Solid Waste</u>		
	Generation of 22,424 lbs. (11.2 tons) per day of solid waste.	Recycle office paper.
<u>Police</u>		
	Additional demand for police protection.	Implement training program on industrial crime. Evaluate site design, proposed lighting and building identification.
<u>Library</u>		
	Increased demand for library services.	None.
<u>Transportation</u>		
<u>Bicycle and Pedestrian Access</u>		
	Bicycle and pedestrian mobility would be impeded.	Provide crosswalk protection and separated pathways.
<u>Noise</u>		
	Predicted on-site Ldn of 59-70 dB. Land use/noise compatibility category "B" (use permitted only after identifying any required protective measures needed).	Normal building construction practices provide adequate noise reduction.
<u>Energy</u>		
<u>Natural Gas</u>		
	No adverse impacts anticipated.	None
<u>Geology and Soils</u>		
	Shrink-swell soils exist on the site.	Provide corrective design measures for shrink-swell soils.
<u>Hydrology, Drainage, and Water Quality</u>		
	26.9 cfs increase over existing storm drainage flows; requires formation of a new storm drainage assessment district.	Developer financing of on-time drainage system improvements.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
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C. LESS THAN SIGNIFICANT IMPACTS







<u>Biology</u>	Loss of 112 acres of agricultural land and a small amount of fence row habitat and associated wildlife.	Use native vegetation for landscaping.
	Riparian vegetation along the western banks of the Natomas Main Drainage Canal may be adversely impacted.	Maintain buffer zone of riparian vegetation along the canal.
<u>Aesthetics</u>	Views of site (including views from I-80) will change from agricultural and open space to a mix of urbanized uses.	Review design details at the PUD approval stage to ensure aesthetic compatibility of proposed uses.
<u>Cultural Resources</u>	No adverse impacts expected.	Monitor construction activities.

D. BENEFICIAL IMPACTS

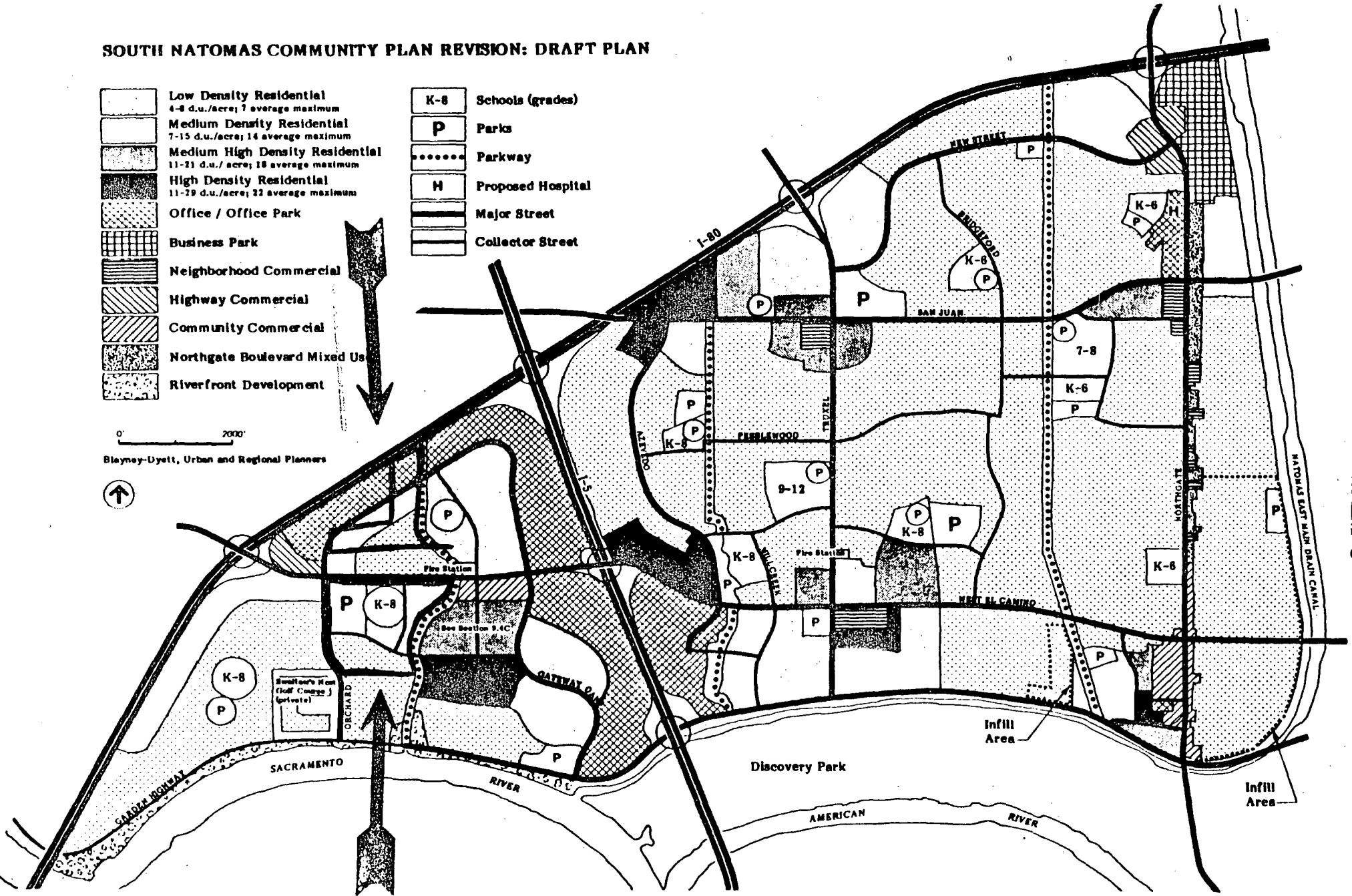
<u>Employment</u>	2,896 direct on-site jobs and a total of 7,603 direct and secondary jobs created with positive impacts on unemployment. About 1,770 person-years of construction employment generated. If jobs not provided on-site, they probably would be provided elsewhere in region.	None.
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SOUTH NATOMAS COMMUNITY PLAN REVISION: DRAFT PLAN

-  Low Density Residential
4-8 d.u./acre; 7 average maximum
-  Medium Density Residential
7-15 d.u./acre; 14 average maximum
-  Medium High Density Residential
11-21 d.u./acre; 18 average maximum
-  High Density Residential
11-29 d.u./acre; 22 average maximum
-  Office / Office Park
-  Business Park
-  Neighborhood Commercial
-  Highway Commercial
-  Community Commercial
-  Northgate Boulevard Mixed Use
-  Riverfront Development

-  K-8 Schools (grades)
-  Parks
-  Parkway
-  Proposed Hospital
-  Major Street
-  Collector Street

0' 2000'
Blayney-Dysett, Urban and Regional Planners



P83-391

February 21, 1985

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Item No. 5

ATTACHMENT C

5

AMENDED BY STAFF
DEVELOPMENT GUIDELINES

WILLOW CREEK

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Section IV	Environmental Standards
Section V	Building Standards
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Section VIII	Issuance of Building Permit
Section IX	Building Occupancy

I. PURPOSE AND INTENT

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

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

These Development Guidelines shall incorporate the Schematic Plan for the Willowcreek approved by the Sacramento City Council by Resolution No. _____. These guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more restrictive than the City Ordinance. 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. Location and details regarding any on-site storage of hazardous or toxic material regulated by City Ordinance No. 82-097.
28. Total gross square footage of buildings by type of use and not acreage already approved by a special permit within the same zone in the PUD.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. The minimum building size shall be 40,000 square feet. The minimum individual tenant space utilization shall be 2,500 square feet.
2. A structure less than 40,000 square feet may be allowed by special permit if:
 - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - b. The structure will house a uniquely desirable single tenant.
 - c. After 5 years or 50 percent of each office park's land area has been developed, whichever occurs first.

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

C. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.

IV. 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.
3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the South Natomas Office Parks approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the planning department.
4. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover.
5. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
6. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.
7. Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
8. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
9. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

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

10. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.
11. The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.

C. Pedestrian Circulation

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

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Required off-street parking shall be provided on the site served.
3. Parking Requirements:
 - a. Office (OB Zone)
 - 1) One automobile parking space for each 250 square feet of gross floor area.
 - 2) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.
 - 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.
 - b. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
 - c. 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.

- d. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.
- e. 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 use adjacent to I-80 will serve as a buffer between residential use and the freeway. The architectural design of the offices shall be compatible with the adjacent residential as well as visually interesting from the freeway and surface streets.

C. Building Setbacks

	<u>Building Setback</u>	<u>Landscaped Setback</u>
Freeway (measured from exterior right-of-way line)	50'	25'
Major Collector	50'*	25'
Perimeter of properties abutting the Natomas Main Drain (contiguous to OB zone)	-	20'

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

All setbacks shall be per these guidelines or the Zoning Ordinance whichever is more restrictive.

D. Building Height

The following are maximum building heights.

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

I. Temporary Structures

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

J. Loading Areas

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

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, shopping center zones located within fifty feet of and any residential units shall not exceed two stories (thirty-five feet) in height.

VI. SIGN CRITERIA AND REGULATIONS

A. The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the Willowcreek 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. No sign shall be specifically designed or oriented to be viewed from the freeways.
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. OB Office Building Zone

1. One non-illuminated 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.
5. Maximum height of sign: twelve feet from street or parking lot grade, whichever is lower.
6. 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. RESIDENTIAL DESIGN CRITERIA

In addition to the residential design criteria identified in the South Natomas Community Plan, the residential developments shall reflect the attached multi-family design criteria outlined below.

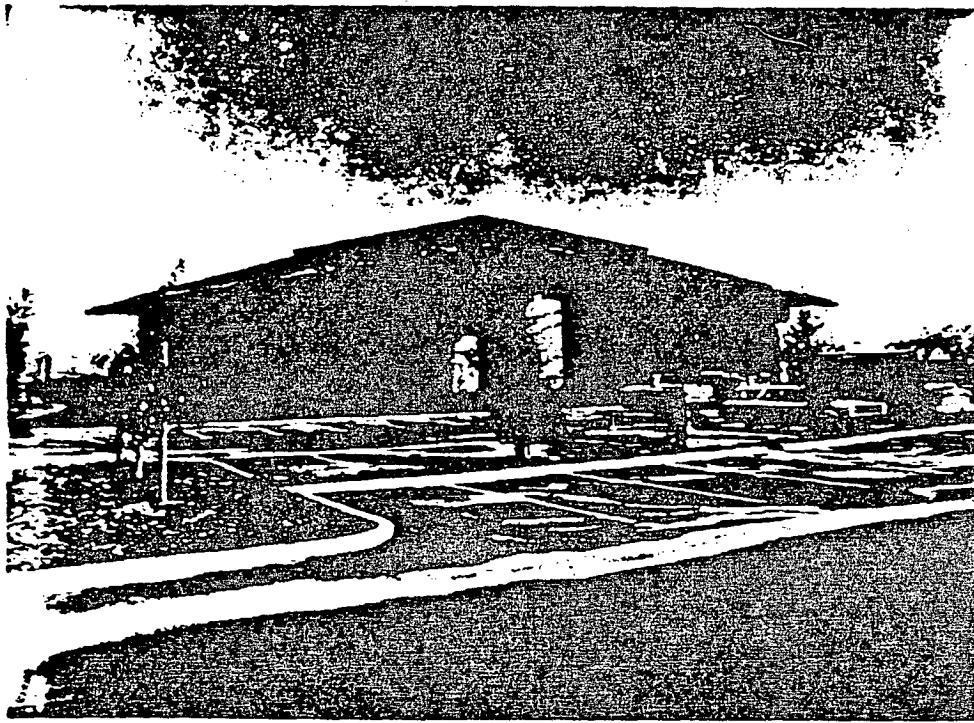
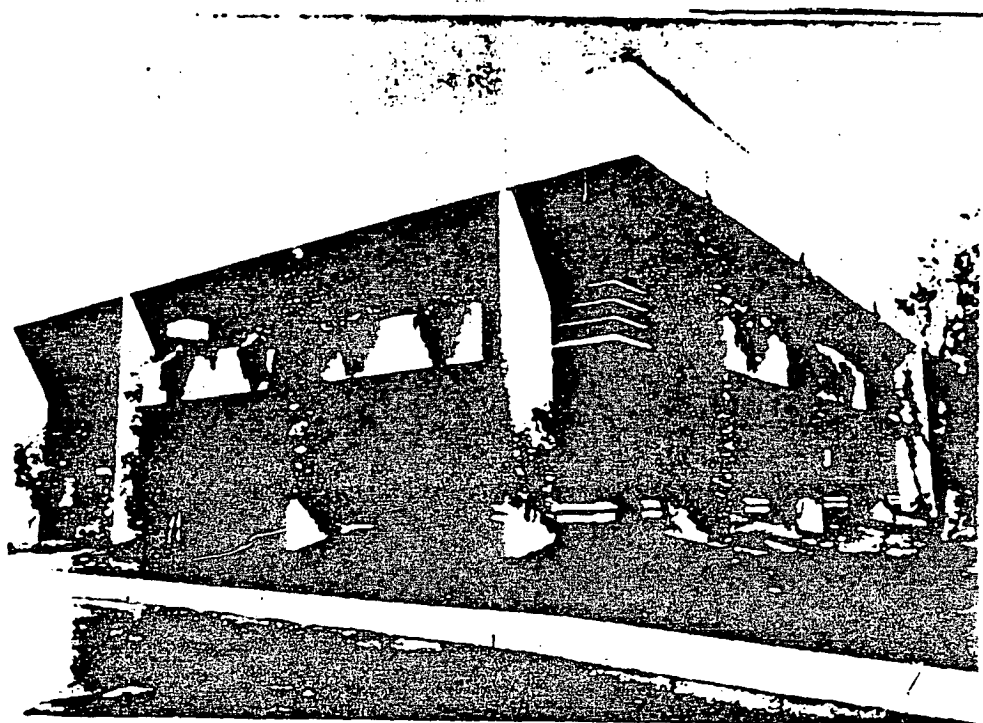
VIII. ISSUANCE OF BUILDING PERMITS

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.

IX. 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



ATTACHMENT III

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA

A. GENERAL BUILDING DESIGN AND ORIENTATION

- 1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

- 2. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.

- 3. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:

- minimize location of main entry doors of units facing the public street
- orient ends of building toward public street
- break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
- locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).

- 4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.

- 5. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.

- 6. Accessory structures shall be compatible in design and materials with main building.

- 7. Communal facilities shall be centrally located.

8. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
9. Solar heating and cooling of units shall be achieved to the maximum extent possible.
10. Site planning shall take into account optimum solar orientation of structures.
11. Site planning shall minimize the incidences of one building shading another.
12. Private outdoor or garden areas shall be oriented to the south as much as possible.
13. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.
14. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.
15. A minimum building setback of 50 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

B. OFF STREET PARKING DESIGN CRITERIA

1. Off-street parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.
2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.

4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to non-residential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
11. The parking stall depth shall be reduced by two feet.
 - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.

3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
6. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.
2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
 - a. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details

that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.

- d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
 - g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
 - h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
 - i. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.
3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete

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apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum demensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

G. SIGNAGE

With the exception of the main project identification sign(s), all other signage shall comply with the City Sign Ordinance.

A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low profile decorative entry wall(s). The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which complements the design of the main buildings.

Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Planning Director.

H. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.



CITY OF SACRAMENTO

3

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

May 23, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Agriculture (A) to Manufacturing, Research and Development (MRD-PUD), Shopping Center (SC-PUD), Townhouse (R-1A PUD) and Garden Apartment (R-2B PUD)

LOCATION: North and South sides of West El Camino Avenue, west of the Natomas Main Drainage Canal.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to June 10, 1985.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
P83-391

PASSED FOR
PUBLICATION
& CONTINUED
TO 6-10-85

May 28, 1985
District 1

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT North and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal. FROM THE Agriculture (A) ZONE(S) AND PLACING THE SAME IN THE Manufacturing, Research and Development (MRD-PUD), Shopping Center (SC-PUD), Townhouse (R-1A PUD) and Garden Apartment (R-2B PUD) ZONE(S)
File No. P83-391 (APN: 225-220-06,17,35,72; 274-030-13)

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the Agriculture (A) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Manufacturing, Research and Development (MRD-PUD), Shopping Center (SC-PUD), Townhouse (R-1A PUD) and Garden Apartment (R-2B PUD) Zone(s).

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission May 2, 1985, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

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

SECTION 3.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P83-391

P 83391

In the State of California, County of Sacramento, and being:

PARCEL ONE:

The North half of Lot 31, as shown on the "Plat of Natomas Riverside Subdivision No. 2," recorded in book 15 of Maps, Map No. 41, records of said County.

PARCEL TWO:

All those portions of Lots 16 and 17, as said Lots are shown on the official "Map of Natomas Riverside Subdivision No. 2," recorded in book 15 of Maps, Map No. 41, records of said County, described as follows:

BEGINNING at a point on the Southerly line of said Lot 17, located North 89° 37' 30" East 798.70 feet from the Southwest corner of said Lot 17; thence, from said point of beginning, North, a distance of 999.22 feet to a point on the Southeasterly right-of-way line of the Interstate 880 Freeway; thence, along said Southeasterly right-of-way line, North 56° 04' 30" East 1060.12 feet and North 35° 16' 32" East 47.84 feet to a point on the Easterly line of said Lot 16; thence, along said Easterly line, South 00° 06' 00" West 306.75 feet to the corner common to said Lots 16 and 17; thence, along the Easterly line of said Lot 17, South 00° 30' 30" West 1158.00 feet and South 05° 48' 30" East 160.09 feet to the Southeast corner of said Lot 17; thence, South 89° 37' 30" West 912.70 feet along the Southerly line of said Lot 17, to the point of beginning.

TOGETHER WITH an easement and right-of-way for ingress and egress over, along and across the Southerly sixty (60) feet of the Westerly 798.70 feet of said Lot 17.

4. **P83-390** Various requests for **SAMMIS TECHNOLOGY CENTER** located on the south side of I-80, approximately 2,500 feet west of Northgate Boulevard. (D1) (APN: 225-160-21 thru 24; 250-010-46,49)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial for 97+ ac.
- C. 1978 South Natomas Community Plan Amendment from 97+ ac. of Residential 4 thru 21 units/ac. (7 units min. av. and 12 units min. av.) to Heavy Commercial-Industrial.
- D. Designation and Adoption of a Schematic Plan for Sammis Technology Center.
- E. Rezone 97+ ac. from Townhouse (R-1A) to Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD).

5. **P83-391** Planning Commission's Denial of various requests for **WILLOW CREEK** located on the north and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal. (D1) (APN: 225-220-06,17,35,72; 274-030-13)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from 56+ Residential to 45+ ac. of Industrial and 11+ ac. of Commercial-Office.
- C. 1978 South Natomas Community Plan Amendment from Residential 4 thru 21 units/ac. (7 min. av.) to Heavy Commercial-Industrial (45 ac.) and Commercial-Shopping Center (11+ ac) as well as to delete a school site and 2 park sites (11+ ac.).
- D. Designation and Adoption of a Schematic Plan for Willow Creek.
- E. Rezone 112 vacant acres from Agriculture (A) to Manufacturing, Research and Development (MRD-PUD) (45 ac.), Shopping Center (SC- PUD) (11+ ac.), Townhouse (R-1A PUD) (22+ ac.) and Garden Apartment (R-2B-PUD) (34 ac.).

6. **P83-393** Various requests for **COOK COMPANY NORTHGATE** located on the southeast corner of I-880 and Northgate Boulevard. (D1) (APN: 250-010-47,48)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Commercial and Office to Industrial for 7+ ac.
- C. 1978 South Natomas Community Plan Amendment from Highway Commercial to Heavy Commercial and Industrial.
- D. Designation and Adoption of a Schematic Plan for Cook Company Northgate.
- E. Rezone from Agricultural (A) to Light Industrial (M-1S PUD).

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

North and south sides of West El Camino Avenue, west of

Project Location the Natomas Main Drainage Canal.

P 83391

Assessor Parcel No. APN: 225-220-06, 17, 35, 72 and 274-030-13

Owners Willow Creek Associates, c/o Lee Sammis Company Phone No. _____

Address 1451 River Park Drive, Suite 110, Sacramento, CA

Applicant Willow Creek Associates, c/o Lee Sammis Company Phone No. _____

Address 1451 River Park Drive, Suite 110, Sacramento, CA

Signature _____ **C.P.C. Mtg. Date** 5-2-85

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>EIR</u>	R	_____	\$ _____
<input checked="" type="checkbox"/> General Plan Amend <u>From Residential to Industrial and Commercial and Offices</u>	RD	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Community Plan Amend <u>From Residential to Heavy</u>	RD	_____	\$ _____
<u>() Commercial-Industrial and to Commercial-Shopping Center and to delete a school and 2 park sites.</u>	_____	Res. _____	_____
<input checked="" type="checkbox"/> Rezone <u>From Agriculture (A) to Manufacturing, Research and Development (MRD-PUD), Shopping Center (SC-PUD) Townhouse (R-1A PUD) and Garden Apartment (R2B-PUD)</u>	RD	_____	\$ _____
<input type="checkbox"/> Tentative Map _____	_____	Ord. _____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> PUD <u>Designation of Willow Creek</u>	RD	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

RECEIPT NO. _____
By/date _____

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit

Yellow - department file

Pink - permit book

PP 83391

MEETING DATE: 5/2/85
 ITEM NO. 5 FILE P 83-391
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: N. South Sides of West El Camino Avenue, west of the Notomas Main Drain

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Karen Aher

Diepenbrock Wulf, et al

Ira Rodgas

Nelson Rodgas

Mark Nelson

" "

OPPOSERS

NAME

ADDRESS

Carolyn Baker / Pete Peterson

ANCA

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

MOTION NO. 1

	YES	NO	MOTION	SECOND
Ferris	Absent			
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓		✓	
Ishmael	Absent			
Ramirez	✓			✓
Simpson	✓			
Augusta	✓			

4/13

Greg Rodgers
Lee Sarmis Company
1451 River Park Drive, #110
Sacramento, CA 95815

Elwin F. Christophel
2322 Wailea Place
Sacramento, CA 95833

Judith R. Campos
2346 Wailea Place
Sacramento, CA 95833

Associated Investors
8101 Elder Creek Road
Sacramento, CA 95824

Jerry & June Jefcoat
2324 Wailea Place
Sacramento, CA 95833

Gerald R. Davis
2348 Wailea Place
Sacramento, CA 95833

Swallow's Nest Homeowners
Association
2531 A Wailea Place
Sacramento, CA 95833

Edgar W. Neville
2326 Wailea Place
Sacramento, CA 95833

Phillip D. Freedman
2350 Wailea Place
Sacramento, CA 95833

Shirley V. Tucker
2308 Wailea Place
Sacramento, CA 95833

Donald Swartz & Richard Schm
P. O. Box 1485
San Rafael, CA 94902

John G. Mihanovich
2362 Wailea Place
Sacramento, CA 95833

Mary D. Shaw
2342 Wailea Place
Sacramento, CA 95833

Earl & Molly Sasser
2330 Wailea Place
Sacramento, CA 95833

Alvin E. Ricci, Jr.
2358 Wailea Place
Sacramento, CA 95833

Robert & Fahy Hussey
2312 Wailea Place
Sacramento, CA 95833

Robert Lachapelle
2332 Wailea Place
Sacramento, CA 95833

William & Eunice Picard
P. O. Box 214975
Sacramento, CA 95821

Jane E. Bacon
2314 Wailea Place
Sacramento, CA 95833

Benjamin Frank
2340 Wailea Place
Sacramento, CA 95833

James & Jacqueline Monical
2336 Pro Am Court
Sacramento, CA 95833

Robert & Dale Reinhard
2956 Red Hawk Way
Sacramento, CA 95833

Mary Shaw
2342 Wailea Place
Sacramento, CA 95833

Stanley and Jean Sherman
2338 Pro Am Court
Sacramento, CA 95833

Marjorie L. Richards
2318 Wailea Place
Sacramento, CA 95833

Cornelius & Virginia Connors
2344 Wailea Place
Sacramento, CA 95833

Peter & Kathryn Boyer
2340 Pro Am Court
Sacramento, CA 95833

5

P-83391

885 Investment Company
P. O. Box 25543
Sacramento, CA 95825

Domingos Souza
2801 West El Camino Avenue
Sacramento, CA 95833

Angelo Tsakopoulos Developme
Inc.
7700 College Town Drive
Sacramento, CA 95825

Reclamation District 1000
5800 Levee Road
Sacramento, CA 95833

Dick & Carmen Shaffer
2801 West El Camino Avenue
Sacramento, CA 95833

~~Willow Creek Associates
c/o Lee Sammis Co.
1451 River Park Drive, Ste.110
Sacramento, CA 95815~~

46

Willow Creek Associates
17922 Fitch 100
Irvine, CA 92714

Donald, Phyllis & Joyce Rosa
8689 Bader Road
Elk Grove, CA 95624

Robert & Edwin Witter
3480 Witter Way
Sacramento, CA 95834

SMUD
P. O. Box 15830
Sacramento, CA 95813

Willow Creek Associates
1451 River Park Drive, #110
Sacramento, CA 95815

Manuel & Anthony Barandas
4140 Garden Highway
Sacramento, CA 95834

Wilbert & Manuel Rosa
3705 El Centro Road
Sacramento, CA 95834

Mary Eufrazia
2501 Orchard Lane
Sacramento, CA 95833

Willow Creek Associates
1600 Dove Street, #300
Newport Beach, CA 92660

David R. Post
30 B Halwai Drive 5
Lahaina, Maui HI 96761

Park El Camino Partnership
601 University Avenue #125
Sacramento, CA 95825

Winifred L. Christophel
4451 Fair Oaks Boulevard
Sacramento, CA 95825

Szymanowski & Jacquel Thaddeus
3331 American River Drive
Sacramento, CA 95825

Swallows Nest Recreation Club
2245 Orchard Lane
Sacramento, CA 95833

AFFIDAVIT OF MAILING

ON S-30-85, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

- P-83391 - Planning Commission's Denial of various requests for Willow Creek located on the north and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal. (D1) (APN: 225-220-06-17,35,72; 274-030-13)
- A. Certification of the EIR.
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THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- () OWNER OF PROPERTY: **Willow Creek Associates c/o Lee Sammis**
- () APPLICANT: **Willow Creek Associates c/o Lee Sammis**
- () APPELLANT (IF APPLICABLE):
- () MAILING LIST FOR P-NUMBER **83391 (46)**
- () SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 30th DAY OF **MAY**, 1985.


SIGNATURE OF PERSON MAILING NOTICE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

May 28, 1985

Willow Creek Associates c/o Lee Sammis Company
1451 River Park Drive, Suite 110
Sacramento, CA 95815

On May 14, 1985, the following matter was filed with my office to set a hearing date before the City Council:

P-83391 - Planning Commission's Denial of various requests for Willow Creek located on the north and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal. (D1) (APN: 225-220-06-17,35,72; 274-030-13)

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This hearing has been set for the date of June 10, 1985, at the hour of 6:30 p.m., at a Special Meeting of the City Council in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California. In the event the hearings are not completed, they will be continued to June 17, 1985 at 6:30 p.m. at the above mentioned address. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Lorraine Magana
Lorraine Magana, City Clerk

cc: MAILING LIST P-83391 (46)