

34



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

FEB 6 4 48 PM '86

APPROVED
BY THE CITY COUNCIL

FEB 11 1986

OFFICE OF THE
CITY CLERK

CITY MANAGER'S OFFICE
RECEIVED

FEB 6 1986

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

February 4, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Sutter Business Park West (Formerly Sammis Technology Center) (P83-390)

SUMMARY

In December 1985, the City Council adopted an intent to approve office, residential and public park land uses for the subject site. Attached for the Council's review and approval are the necessary resolutions and ordinance regarding findings relative to the environmental effects and overriding considerations the establishment of a planned unit development, and rezones.

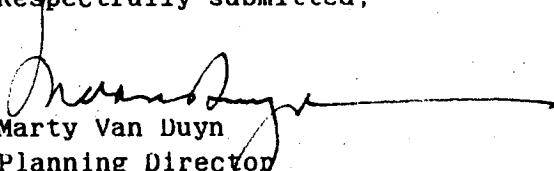
BACKGROUND INFORMATION

The attached resolutions and ordinance provide for 660,000 gross square feet of office building (60 net acres), low density residential (20 acres) and a public park (23 acres) and describe the development guidelines and conditions that will govern the Sutter Business Park West PUD.

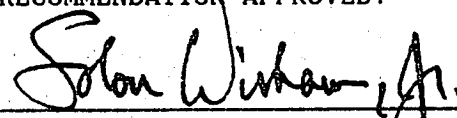
RECOMMENDATION

It is recommended that the City Council adopt the attached resolutions and ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


For: Walter J. Slipe, City Manager

MVD:DP:lr
Attachments
P83-390

February 11, 1986
District No. 1

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS RELATIVE TO THE ENVIRONMENTAL EFFECTS AND OVERRIDING CONSIDERATIONS SUPPORTING APPROVAL OF SAMMIS TECHNOLOGY CENTER ALSO KNOWN AS SUTTER BUSINESS PARK WEST (P83-390)

WHEREAS, the City Council considered the Draft and Final Environmental Impact Reports for the South Natomas Community Plan Update and Related Projects, and more particularly the supplemental draft and final Environmental Impact Reports for Sammis Technology Center (also known as Sutter Business Park West) in duly noticed public hearings held on June 10, June 17, June 24, July 1, July 15, July 22, September 10, November 6, November 19, and December 3, 1985.

BE IT, THEREFORE, RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The aforesaid supplemental EIR for Sammis Technology Center (also known as Sutter Business Park West) is hereby certified as adequate, and has been prepared in compliance with the California Environmental Quality Act (CEQA).
2. The attached "Findings of Fact and Statement of Overriding Concern" is hereby adopted and incorporated by this reference as though fully set forth herein.
3. The City Clerk is hereby directed to obtain from the project applicant an affidavit documenting the proper filing with the County and posting of a CEQA notice of determination. Applicant shall provide the City Clerk said affidavit within ten (10) days of the date of approval of the Sammis Technology Center (also known as Sutter Business Park West) proposal and related development agreement amendments.

ANNE RUDIN, MAYOR

ATTEST:

CITY CLERK

FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING CONCERNS

A. BACKGROUND INFORMATION ON THE SUTTER BUSINESS PARK WEST APPLICATION.

The project contemplated by the Sutter Business Park West application called for:

- 1. An amendment to the 1974 City General Plan from Residential to Industrial for 103+ acres.
- 2. An amendment of the 1978 South Natomas Community Plan from 97 acres of Residential 4 through 21 units/acre (7 units minimum average) and 6+ acres of Open Space to Heavy Commercial-Industrial.
- 3. Rezone from Agricultural (A) and Townhouse (R-1A) to 103+ acres of Manufacturing Research and Development (MRD-PUD).
- 4. Designate and adopt a Schematic Plan for a PUD to be known as Sammis Technology Center PUD.

The project is located just south of I-80 and west of Northgate Boulevard.

B. DRAFT AND FINAL EIR

The Planning Director advised that the Environmental Coordinator, after having reviewed the Application Package, the Environmental Questionnaire and the Initial Study, that the proposal constituted a project as defined by the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines (14 California Administrative Code, Section 15000 et seq.) ("Guidelines"), and City regulations implementing CEQA (Resolution 78-172); and that a draft and final environmental impact report would be required for Sutter Business Park West.

At approximately the same time the application for Sutter Business Park West was submitted, the City Council

determined that it wished to update the 1978 South Natomas Community Plan. The firm of Blaney-Dyett and Associates was retained to prepare the plan update. A draft environmental impact report was subsequently prepared to analyze the environmental issues associated with the Blaney-Dyett and Associates proposal as well as the eleven then pending project specific South Natomas applications, including the Sutter Business Park West application. The draft report which was eventually produced is contained in two volumes. The first of these volumes analyzes the environmental impacts associated with the updated plan prepared by Blaney-Dyett and Associates, while the second contains supplemental EIRs for the eleven specific projects. These two volumes are entitled "South Natomas Community Plan Update and Related Projects" and are dated November 1984. Together they provide the draft environmental documentation for the Sutter Business Park West project.

The draft supplemental report was subsequently circulated for comment and review as required by CEQA and the City Guidelines implementing CEQA. Responses to those responses received were then prepared. These comments and respective responses were next combined with the draft supplemental EIR to form the final supplemental EIR.

The Sutter Business Park West final supplemental EIR relates specifically to and assesses the potential impacts that the project would have on the environment. It contains, by reference to the Plan Update volume of the EIR, a detailed analysis of the cumulative impacts of (i) the Sutter Business Park West proposal, (ii) the other ten pending applications plus the Sutter Business Park West proposal and the previously approved Creekside Oaks (P-9317) and Gateway Centre (P83-152) applications and (iii) the five development projects proposed for North Natomas. The Sutter Business Park West supplemental EIR provides the decisionmaker with environmental documentation of the alternatives of (i) the 1978 South Natomas Community Plan as amended, (ii) the development of the South Natomas area as proposed under the 1978 South Natomas Community Plan with the addition of the eleven pending applications plus the approved Creekside Oaks and Gateway Centre applications and (iii) the no project alternative which assumed no further development would occur in South

Natomas. In addition, the final supplemental EIR for the Sutter Business Park West proposal identifies the growth inducing impacts which would stem from approval of the project as well as the unavoidable impacts which would result. Short term uses of the environment as opposed to long term productivity are also identified and discussed.

C. GENERAL FINDINGS

The City Council, in duly noticed public hearings which occurred on June 10, June 17, June 24, July 1, July 15, July 22, September 10, November 6, November 19, and December 3, 1985, and having received evidence at such hearings, both oral and written, and the hearing on the Sutter Business Park West application having been closed, finds the following:

1. The Sutter Business Park West supplemental EIR is adequate and complete and meets in all respects the requirements of CEQA, the Guidelines and the City regulations implementing CEQA.

2. That the Sutter Business Park West supplemental EIR incorporated the "existing situation," i.e., the vacant site for comparative purposes as well as the existing approved land use plan or alternative.

3. That the Sutter Business Park West supplemental EIR fully and adequately discusses the cumulative impacts of the Sutter Business Park West application, plus the ten other pending South Natomas applications and the approved Creekside Oaks and Gateway Centre projects, the eleven South Natomas applications and the five North Natomas applications.

4. That each and every potentially significant environmental impact disclosed as applicable solely to the Sutter Business Park West project, whether discussed in the Sutter Business Park West supplemental EIR as growth inducing, unavoidable, irreversible or short-term versus long-term, has been determined to be less than significant, and has been fully mitigated through project design, the reduction of the scope of the project, project development guidelines, amendment to the 1974 General Plan and the 1978

South Natomas Community Plan, the establishment of development fees or other mitigation measures adopted by the City. Development fees stemming from the Sutter Business Park West project, as well as other approved and future area projects, as required by the 1986 South Natomas Community Plan, provide funding for various mitigation measures adopted by the City and, accordingly, evidence the feasibility of such measures.

5. That certain cumulative impacts stemming from the Sutter Business Park West application have, because of their cumulative impact and the inability to fully mitigate them, been determined to be significant as defined by CEQA and the Guidelines. These impacts stem from cumulatively analyzing the Sutter Business Park West application, the previously approved Gateway Centre and Creekside Oaks projects, the other ten South Natomas applications and the five North Natomas applications. The identified impacts which when taken collectively are determined to be significant are:

a. Land Use and Geology and Soils. The conversion of prime agricultural land to urban uses. Conflicts with neighboring agricultural uses. Degradation of the residential character of the area, particularly noise, visual intrusion and increased traffic.

b. Transportation. The project will increase traffic and contribute to unacceptable levels of service at several intersections.

D. DISCUSSION OF MITIGATION MEASURES AND PROJECT ALTERNATIVES RELATED TO THE IDENTIFIED CUMULATIVE SIGNIFICANT IMPACTS

Notwithstanding the disclosure of the above-cited cumulative impacts, the City Council elects to approve the Sutter Business Park West application. (See Section 21081 of the Public Resources Code; Section 15091 of the Guidelines.)

Various mitigation measures are included as conditions of project approval; however, in the opinion of the City Council, the mitigation measures will not in all instances

reduce the disclosed impacts to acceptable levels. The mitigation measures adopted by the City Council as conditions of project approval are disclosed in the records before the City Planning Commission and the City Council and are summarized below. Those factors which make infeasible certain mitigation measures or project alternatives identified in the Sutter Business Park West Supplemental EIR are also discussed below.

1. Land Use and Geology and Soils.

a. Mitigation. There are no feasible mitigation measures for the conversion of prime agricultural land to urban uses nor for the conflicts with adjoining agricultural uses. The impacts on the adjoining residential neighborhood will be mitigated by setting aside acreage for and developing a park and by the designation of a certain portion of the project site for single family development.

b. "No-Project Alternative." The City Council determines that the use of the Sutter Business Park West site for agriculture is infeasible because the site will be surrounded by urban uses to the east, west, south and the freeway to the north.

c. 1978 South Natomas Community Plan Alternative. The City Council determined that the benefits to the City of the Sutter Business Park West project outweigh the harm arising from the approval of that project and for this reason, the City Council specifically rejected the 1978 South Natomas Community Plan alternative.

2. Transportation.

a. Mitigation. The consequences of the increase in traffic will be mitigated, although not to a level of insignificance, via the development fee adopted as part of the 1986 South Natomas Community Plan. That fee will result in a fund to be used for the construction of various traffic improvements.

b. "No-Project Alternative." Continued use as agriculture would have little if any impact on traffic levels. The City Council, however, rejected this

alternative since it determined that the project benefits outweigh this unavoidable adverse impact.

c. 1978 South Natomas Community Plan Alternative. The environmental analysis indicates that the 1978 South Natomas Community Plan Alternative would cause unacceptable levels of service at a number of intersections. Consequently, this alternative itself would result in substantial capacity deficiencies at certain key intersections. Based upon this fact and the overall benefits to the City of approval of the Sutter Business Park West application, the City Council rejected the 1978 South Natomas Community Plan Alternative.

E. STATEMENT OF OVERRIDING CONCERNS

The City Council has balanced the benefits of the South Natomas Community and the City as a whole against the risks of environmental damage disclosed in the Sutter Business Park West EIR. To the extent that the impacts have not been mitigated to acceptable levels, the City Council finds the following specific economic, social and other considerations support approval of the Sutter Business Park West project as modified:

1. The Sutter Business Park West project will result in increased revenues to the City in the form of taxes, fees and other charges related to construction, employment and the increased value of land related improvements.

2. The Sutter Business Park West project will result in new office-related jobs within the City of Sacramento.

3. The Sutter Business Park West project will generate significant additional employment in Sacramento in the construction industry.

4. The Sutter Business Park West project will help diversify the economic base, which is particularly needed in Sacramento at this time because of the limited growth in state and local government, which has in the past been the major Sacramento employer.

5. The Sutter Business Park West project will result

in the opportunity to capture major corporate headquarters users which seek good access to downtown Sacramento, the airport and to major freeways.

6. The Sutter Business Park West project will result in an opportunity to capture an important segment of the so called "high tech" industries which are presently seeking new office locations in the Sacramento area.

Dated: _____ Mayor of the City of Sacramento

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION ESTABLISHING THE SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES FOR THE PLANNED UNIT DEVELOPMENT KNOWN AS SUTTER BUSINESS PARK WEST (P83-390)

WHEREAS, the City Council conducted public hearings on June 10, June 17, June 24, July 1, July 15, July 22, September 10, November 6 and November 19, and December 3, 1985, to consider the establishment of a schematic plan and development guidelines for that project known as Sutter Business Park. Based on documentary and oral evidence submitted at said public hearings, the City Council hereby finds as follows:

1. The PUD schematic plan and development guideline amendments conform to the 1974 General Plan and the 1986 South Natomas Community Plan.
2. The PUD Amendments meet the purposes and criteria stated in City Zoning Ordinance Sections 8A and 8B in that the PUD Amendments facilitate mixed office (OB), and residential uses designed to:
 - a. assure that new development is healthy and of long lasting benefit to the community and the city.
3. The PUD will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD Amendments insure that development will be well-designed, and that offsite residential and onsite non-residential uses will be adequately buffered by landscaping and setbacks.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, in accordance with the City Zoning Ordinance

No. 2550, Fourth Series, as amended, that the Sutter Business Park West PUD schematic plan and development guidelines approved by City Resolution 83-___ are hereby amended as follows:

1. The PUD shall consist of:

	<u>Use</u>	<u>Net Acres</u>	<u>Building Square Feet</u>
A.	OB	60	660,000
B.	Low Density Res.	20	Maximum average 12 dwelling units per net acre
C.	Park	23	

2. Development shall conform with the schematic plan attached hereto as Exhibit A, which is hereby incorporated herein and the Sutter Business Park West Development Guidelines which are contained in Exhibit B which is hereby incorporated herein and the PUD conditions of approval for Sutter Business Park West contained in Exhibit C which is hereby incorporated herein.

ANNE RUDIN, MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED SOUTH OF I-80 AND WEST OF NORTHGATE BOULEVARD FROM AGRICULTURAL (A) AND TOWNHOUSE (R-1A) AND PLACING THE SAME IN OFFICE BUILDING (OB PUD) AND LOW DENSITY RESIDENTIAL (R-1 PUD)

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

SECTION 1. Agricultural (A) and Townhouse (R-1A) for the territory described in Exhibit "A" is hereby superseded and replaced by zoning district designation of Office Building (OB-PUD) and Low Density Residential (R-1 PUD) as described in Exhibit "B." Exhibits "A" and "B" are part of this ordinance for all purposes.

SECTION 2. The City Clerk of the City of Sacramento is hereby directed to amend the maps which are part of said Ordinance No. 2550, Fourth Series, as amended, to conform to the provisions of Section 1.

SECTION 3. Rezoning of the property described in Exhibit "A" by this ordinance conforms in all respects to the procedures for adoption of Planned Unit Developments, Section 8 of said Ordinance No. 2550, Fourth Series, as amended.

PASSED FOR PUBLICATION:

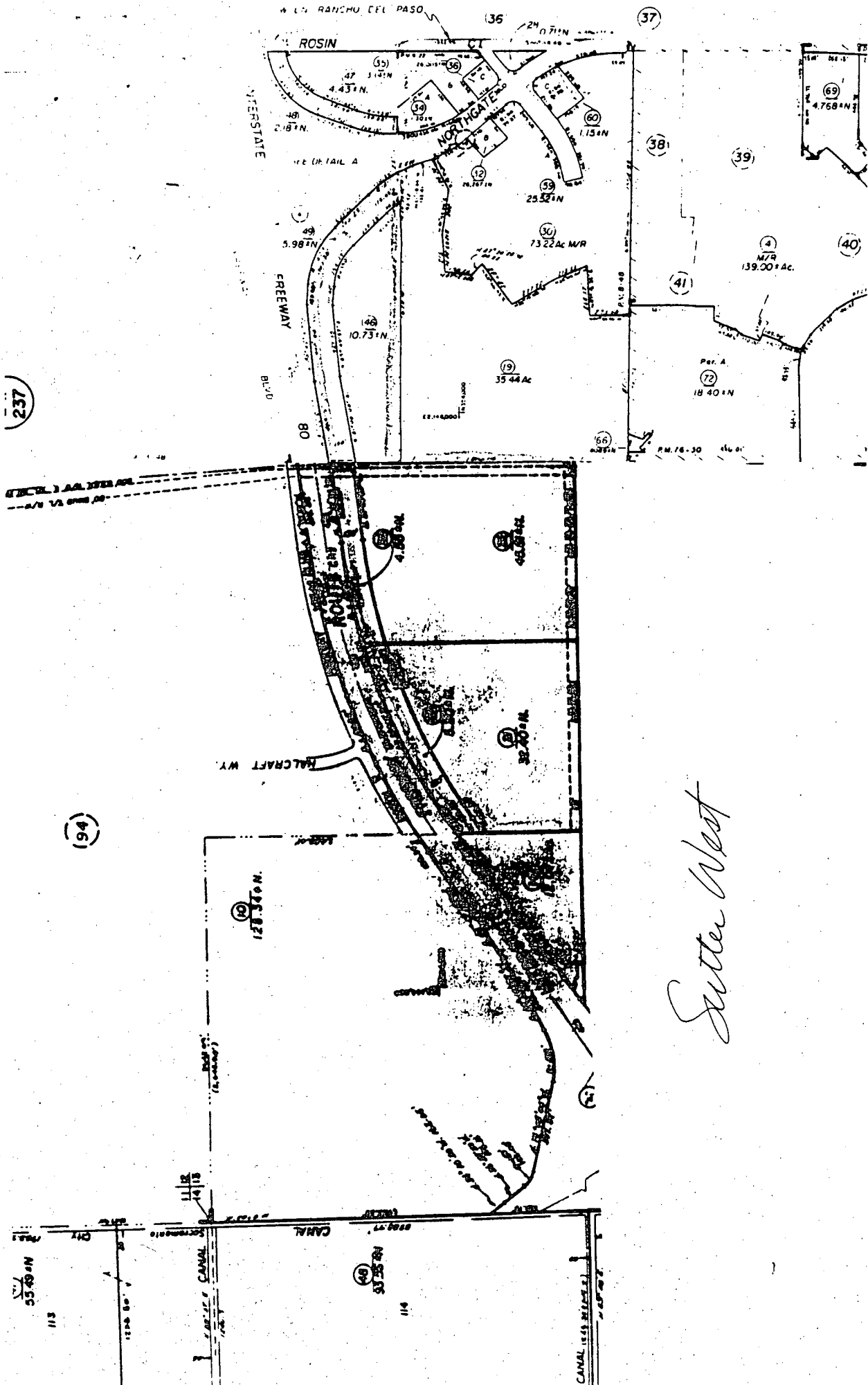
ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK



Sutter West

EXHIBIT "A"

LEGAL DESCRIPTION
FOR SUTTER BUSINESS
PARK WEST

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Parcel No. 1:

All that portion of the Northeast one-quarter of Section 13, Township 9 North, Range 4 East, M.D.B. & M., according to the official plat thereof, lying Southerly of the property described in the Deed to Reclamation District 1000 recorded June 23, 1975 in Book 75 06-23, Page 78, Official Records.

Parcel No. 2:

All that portion of the North half of the North half of fractional Section 18, Township 9 North, Range 5 East, according to the official plat thereof, described as follows:

BEGINNING at the Southwest corner of the North half of the North half of fractional Section 18, Township 9 North, Range 5 East; thence along the West line of said Section 18 North 00°24'50" West 440.84 feet to a point on the right of way line of Interstate Highway 880; thence along said Right of way North 81°00'00" East 463.11 feet, thence North 85°49'57" East 445.64 feet; thence South 85°04'01" East 123.35 feet to the beginning of a curve to the right, the radius point of which bears South 04°55'59" West 500.00 feet; thence along the arc of said Curve 363.28 feet through a central angle of 41°37'42"; thence South 43°26'19" East 268.23 feet to the beginning of a curve to the right, the radius point of which bears South 46°33'41" West 800.00 feet; thence along the arc of said Curve 210.39 feet through a central angle of 15°04'06" to a point on the Northerly line of a tract of land described in Book 4624 at page 317, Official Records of Sacramento County; thence along said Northerly line South 89°26'39" West 1649.24 feet to the point of beginning.

EXCEPTING THEREFROM all that portion lying North of the following described line:

BEGINNING at the Southeast corner of the above described land; thence South 89°26'39" West 175.45 feet; thence Northwesterly along a curve to the left, the tangent of which bears North 35°36'20" West, said Curve having a radius of 650.00 feet, through a central angle of 07°49'59" and an arc length of 88.86 feet; thence North 43°26'19" West 268.23 feet; thence Northwesterly along a curve to the left having a radius of 350.00 feet through a central angle of 41°37'42" and an arc length of 254.29 feet; thence North 85°04'01" West 111.40 feet; thence South 85°49'57" West 427.38 feet; thence South 81°00'00" West to the West line of the above described land; being a portion of the South line of the property conveyed to Reclamation District No. 1000, recorded in Book 7506-23 page 78.

Parcel No. 3:

Those portions of Section 13, Township 9 North, Range 4 East, M.D.B. & M., and fractional Section 18, Township 9 North, Range 5 East, M.D.B. & M., all according to the official plat thereof, Sacramento County, California, described as follows:

Beginning at a point on the Southerly Right-of-Way line of Interstate Highway 880 being distant 95.00 feet Southeasterly, measured at right angles from the "AR" line at Engineers Station "AR" 436+24.79 of the Department of Public Works' Survey on Road 03-Sac-880 from Post Mile 0.0 to Post Mile 10.7 as described in Book 68-02-27 of Official Records at page 554, Sacramento County Records.

Legal Description
for Sutter Business
Park West

Page 2

Thence from said Point of Beginning running Easterly along said Southerly Right-of-Way line the following eight (8) courses: (1) North 55°49'30" East 27.87 feet; (2) Northeasterly along a curve to the right having a radius of 4905.00 feet, through a central angle of 25°10'30" and an arc length of 2155.19 feet; (3) North 81°00'00" East 1100.41 feet; (4) North 85°49'57" East 445.64 feet; (5) South 85°04'01" East 123.35 feet; (6) Southeasterly along a curve to the right having a radius of 500.00 feet, through a central angle of 41°37'42" and an arc length of 363.28 feet; (7) South 43°26'19" East 268.23 feet; and (8) Southeasterly along a curve to the right having a radius of 800.00 feet, through a central angle of 15°04'06" and an arc length of 210.39 feet to a point on the Northerly line of tract of land described in Book 4624 of Official Records at page 317, Sacramento County Records said Point hereinafter referred to as Point "A"; thence leaving said Southerly Right of Way line and running along said Northerly line South 89°26'39" West 175.45 feet; thence leaving said Northerly line Northwesterly along a curve to the left, the tangent of which bears North 35°36'20" West, said curve having a radius of 650.00 feet; through a central angle of 07°49'59" and an arc length of 88.86 feet; thence North 43°26'19" West 268.23 feet; thence Northwesterly along a curve to the left having a radius of 350.00 feet through a central angle of 41°37'42" and an arc length of 254.29 feet; thence North 85°04'01" West 111.40 feet; thence South 85°49'57" West 427.38 feet; thence South 81°00'00" West 1094.08 feet; thence Southwesterly along a curve to the left having a radius of 4755.00 feet, through a central angle of 25°10'30" and an arc length of 2089.28 feet; thence South 55°49'30" West 128.24 feet; thence North 00°23'16" West 180.48 feet to the point of beginning.

EXCEPTING THEREFROM, all interest in and to all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet from the surface of said Land, but without, however, the right to enter upon the surface of said Land or the upper 500 feet thereof, as excepted and reserved in the deed executed by Reclamation District No. 1000, recorded October 11, 1983, in Book 8310-11, page 1889.

###

Murray Smith & Associates
Engineering, Inc.

January 27, 1986
84239

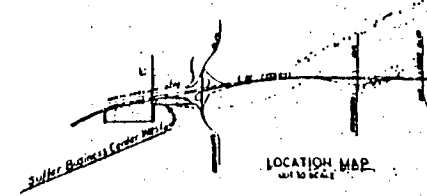
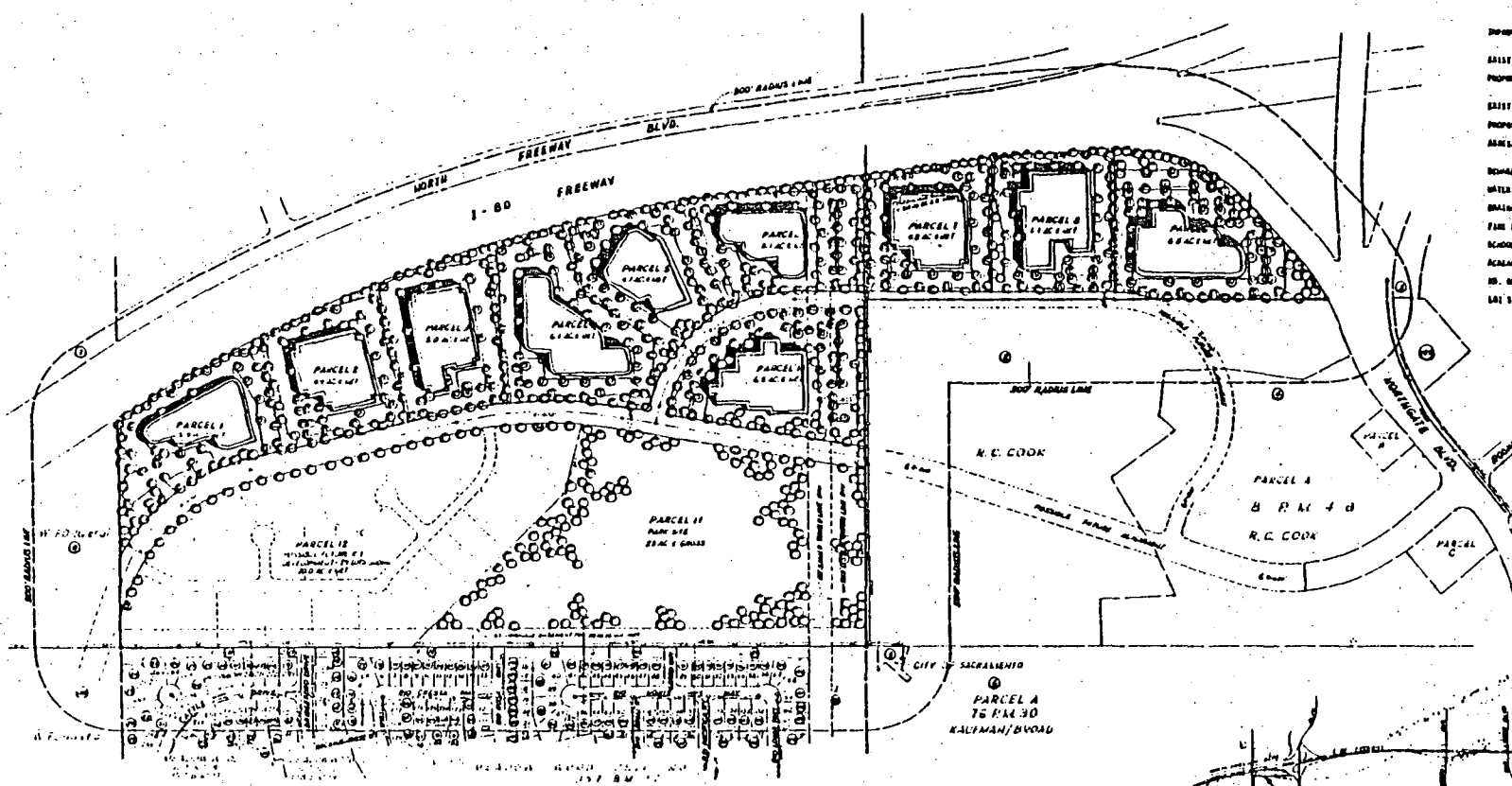
SCHEMATIC DEVELOPMENT PLAN
Sutter Business Center West

PORTION OF N.E. 1/4 SECTION 18, T9N, R 4E., M.D.M. AND A PORTION OF FRACTIONAL SECTION 18, T9N, R 1E., M.D.M.
 CITY OF SACRAMENTO, CALIFORNIA

JANUARY 1986

SCALE: 1" = 200'

MURRAY SMITH AND ASSOCIATES



- OWNER: SACRAMENTO INVESTMENT COMPANY II, LTD.
10669 SUTTER CENTER DRIVE
SACRAMENTO, CA 95829
PHONE: (916) 638-0400
- DESIGNED BY: SAME AS ABOVE
- ENGINEER: MURRAY SMITH & ASSOCIATES
2025 SUTTER AVENUE
SACRAMENTO, CA 95811
PHONE: (916) 361-8444
- IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO
DEPT. OF PUBLIC WORKS
- EXISTING USE: AGRICULTURE / BARNYARD
- PROPOSED USE: BUSINESS & PROFESSIONAL AND SINGLE
FAMILY RESIDENTIAL
- EXISTING ZONING: AG & B1A
- PROPOSED ZONING: M5 & B1
- ADJACENT'S PARCEL USE: 275-180-21, 22, 23 & 24
250-000-00 & 08
- DOMESTIC DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- SEWERAGE: CITY OF SACRAMENTO
- PAVE PRODUCTION: SACRAMENTO FIRE DEPARTMENT
- SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED
- ACREAGE: 104.64
- NO. OF LOTS: 10
- LOT SIZE: 10 ACRES

SUBMITTED BY: Murray Smith & Associates ENGINEERING		BENCH MARK		CONSTRUCTION PLANS COUNTY OF SACRAMENTO, CALIFORNIA Sutter Business Center West		DATE JANUARY 1986
APPROVED	REV. NO.	REV.	DATE	DESCRIPTION	PROJECT NO. 84224	SHEET 1 OF 6
				SCHEMATIC DEVELOPMENT PLAN		

EXHIBIT "B"

34

DEVELOPMENT GUIDELINES

**SUTTER WEST
(P83-390)**

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	Residential Design Criteria
Section VIII	Issuance of Building Permit
Section IX	Building Occupancy

I. PURPOSE AND INTENT

Sutter West 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 Sutter West Architectural Review Committee. Sutter West 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 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 the Sutter West PUD approved by the Sacramento City Council by Resolution _____. 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 Architectural Review Committee.

- 26. Phasing scheme and proposed timing schedule for buildout.
- 27. Written proof 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 on Sutter West shall not exceed 660,000 square feet.
- 2. The minimum building size shall be 40,000 square feet. 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.

- 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 AND SHOPPING CENTER ZONES

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 Sutter West 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.
- 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'	50'
Northgate Boulevard and Rosin Boulevard	50'	50*
Collector	50'	25'
All other public and private streets	25'	25'

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

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

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 are 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.
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 finishes, 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 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 and that they do not create a nuisance.

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 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. 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 Metropolitan Center 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. RESIDENTIAL DESIGN CRITERIA

In addition to the residential design criteria identified in the South Natomas Community Plan, the residential developments shall reflect the attached design criteria.

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

SINGLE FAMILY ATTACHED AND DETACHED
RESIDENTIAL DESIGN CRITERIA

A. SUBDIVISION MAP AND STREET DESIGN

1. In addition to satisfying Title 24 building code requirements, a new residential subdivision with more than 20 lots shall be designed as follows in order to assure maximum solar access to the extent possible.
 - a. Developed such that at least 80 percent of the residential units constructed have their maximum glazing facing within 22 and one-half degrees of true south.
 - b. Designed such that at least 80 percent of the lots have side lot lines oriented within 22 and one-half degrees of true south.
 - c. Designed and developed such that at least 80 percent of the lots have either a structure with its maximum glazing facing within 22 and one-half degrees of true south, or side lot lines oriented within 22 and one-half degrees of true south.

2. For crime deterrent reasons, street patterns and lot plans should maximize the ability of neighbors to watch each others' properties. General design criteria to facilitate these objectives are as follows:
 - a. Houses should be situated so as to facilitate police patrol observation.
 - b. Cul-de-sac street designs are encouraged and should be relatively short to allow police patrol observation of all homes on a drive by.
 - c. The maximum length of a new residential street which has no four way intersection shall be 1,000 feet.
 - d. The backs of homes and cul-de-sacs should not border on open park areas or other possible escape routes such as thoroughfares.
 - e. There should be sufficient off-street parking so that cars are generally off the street at night.

3. To prevent walls and fences along major streets, back-up lots are discouraged.

B. GENERAL BUILDING DESIGN AND ORIENTATION AND FLOOR PLANS

1. Corner lots developed with halfplexes and duplexes shall have driveways/garages on each street frontage.
2. In order to provide visual interest, a new subdivision should offer:

- o A variety of elevations and heights (one and two story residences).
 - o Variation in architectural design and styles.
 - o Variation in roof orientations.
 - o Use of different exterior building materials or combination of different materials, with minimal use of T-1-11 siding.
 - o Use of more than one primary color with compatible, contrasting color trim.
 - o Variation in front setbacks.
3. Building orientation and design should incorporate passive solar features to the maximum extent possible. The Residential Building Energy Standards (Title 24 of the California Administrative Code) which relate to building insulation, glazing, shading, space conditioning systems, and domestic water heating system alternatives must also be satisfied.
4. Roofing material should be medium wood shake or shingle, shake-like aluminum, tile, or textured, heavy-weight composition.
5. For crime deterrent reasons, the following features could be incorporated:
- a. The majority of homes within new subdivisions should be designed with high activity rooms (e.g., kitchens, family or living room) with windows facing the public street to facilitate visual surveillance of street from within (refer to Attachment for examples).
 - b. Entrances to homes should be clearly visible to the street or neighbors and well lit.
 - c. Addresses of residences should be clearly numbered and visible from the street.
 - d. Walkways should be well lit and observable without indentations or landscaping which would provide concealment.
 - e. Installation of home burglar alarm system at time of construction should be considered.

C. LANDSCAPING

1. All yards adjoining public or private streets shall be landscaped with turf (lawn) or low-growing ground cover and installed with irrigation (sprinkler) system.
2. Deciduous trees shall be utilized along the south- and west-facing building walls to allow solar access during the winter.

3. Large-growing street trees (preferably deciduous) shall be planted along all newly constructed streets as a means of reducing outdoor surface temperatures during summer months.
4. The planting of drought tolerant landscaping that requires less water and maintenance is encouraged.
5. For crime deterrent reasons, planting of shrubs which have thorns and/or prickly leaves below first floor windows should be considered.

D. 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 projects, including single family, duplex, cluster developments, condominiums, row houses and townhouses. 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.

DP:lr

SUTTER WEST
PUD CONDITIONS OF APPROVAL

The applicant/property owner shall:

1. Pay for the cost (connection fees) of providing water to the site.
2. Participate in the Transportation Systems Management Program referenced in the 1985 South Natomas Community Plan upon adoption of the TSM Implementation Program by the City.
3. Submit for review and approval with each special permit application, a transportation systems management program designed to reduce peak hour trips by a minimum of 20 percent.
4. Submit for review and approval with each special permit application for office development, documentation demonstrating successful performance in implementation of TSM plans for the office park.
5. Submit with each special permit application a letter from Regional Transit verifying that Regional Transit has been consulted with regard to the impacts of the development design on transit efficiency and effectiveness in serving the site.
6. Join other South Natomas office/business park developers and employer tenants in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the South Natomas Community Plan and EIR.
7. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.
8. 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.
9. Dedicate and improve Rosin Boulevard to a 90 foot right-of-way.
10. Provide a minimum 30 feet of pavement as an off-site improvement to Northgate Boulevard.
11. Participate by providing 50 percent of the cost of signaling the Rosin and Northgate Boulevards intersection.
12. Participate in a facilities benefit assessment district to be formed to finance capital improvements in South Natomas for a library, fire station and streets including but not limited to roadways, curbs, gutters, sidewalks, drainage, traffic controls, lighting, bridges, culverts and interchanges. The exact amount of dollar participation by the facilities benefit assessment district for each of the improvements will be specified at the time that the district is

formed. Fees paid to the district shall be based upon the relative benefit or need of the capital improvement realized by development depending upon land use.

DP:lr