



## REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
**May 24, 2007**

Members of the Planning Commission

**Subject: Duckhorn Office Complex Phases 1B & 2.** A request to identify the intensity and types of uses in the EC-40-PUD zone and to develop a 14,283± square foot office/medical office building on 1.09± acres (Phase 1B) and a 60,000± square foot office/medical office building on 2.48± acres (Phase 2) in the Employment Center 40 (EC-40-PUD) zone in the Gateway West/Cambay West PUD. **(P06-216)**

- A. Environmental Determination: Addendum to an Adopted Mitigated Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. PUD Schematic Plan Amendment to identify the intensity and types of uses in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone of the Gateway West/Cambay West PUD;
- D. Plan Review to develop a 14,283± square foot office/medical office building on 1.09± acres (Phase 1B) and a 60,000± square foot office/medical office building on 2.48± acres (Phase 2) in the Employment Center 40 (EC-40-PUD) zone in the Gateway West/Cambay West PUD.

**Location/Council District:**

4540 – 4560 Duckhorn Drive, Sacramento, CA 95834

Assessor's Parcel Numbers: 225-2070-072, 225-2070-073 and 225-2070-074

Council District 1

**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. **At the time of the writing the report, staff has received one comment in opposition from a neighbor close to the project site.** The Commission has final approval authority over items A, B, C and D above, and its decision is appealable to City Council.

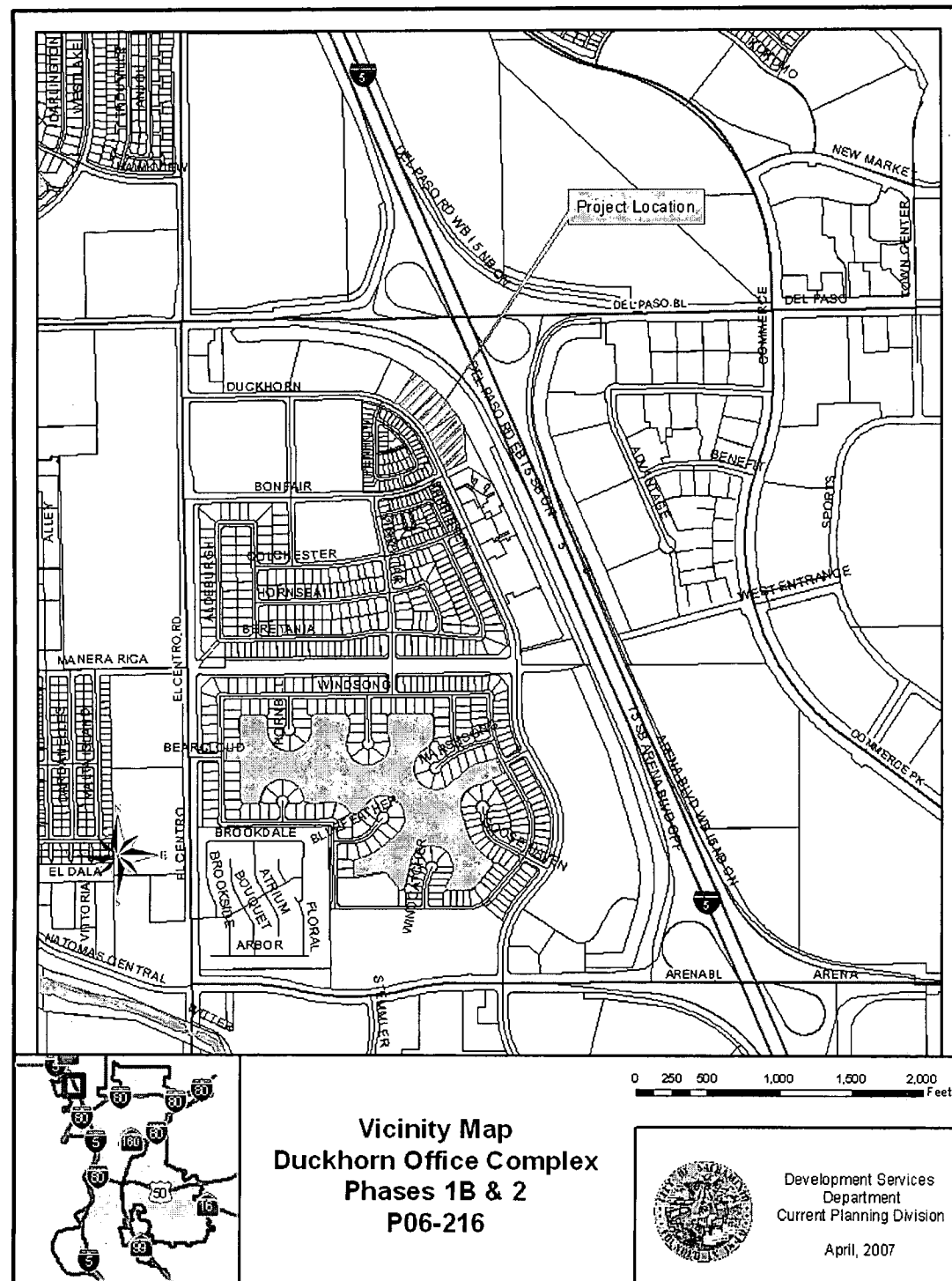
**Contact:** David Hung, Associate Planner, (916) 808-5530

Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

**Applicant:** Jon Bagatelos, Natomas Office Building LLC, (916) 837-3421, 980 Ninth Street, Suite 900, Sacramento, CA 95814

### Vicinity Map



**Owners:**

Parcel 225-0080-072 (Phase 1B):

Santokh Mike Dosanjh, (530) 682-9422 & Nar Singh Heer, (530) 682-6800 &  
Ram Singh Thiara, (530) 682-9422, 2828 Macon Drive, Sacramento, CA 95835

Parcels 225-0080-073 and -074 (Phase 2):

Natomas Office Building LLC (Bagatelos LLC c/o Jon Bagatelos and Vanir  
Construction Management, Inc.), (916) 837-3421, 980 Ninth Street, Suite 900,  
Sacramento, CA 95814-2719

**Summary:** The request is to identify the intensity and types of uses for parcels in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone and to develop a 14,283± square foot office/medical office building on 1.09± acres (Phase 1B) and a 60,000± square foot office/medical office building on 2.48± acres (Phase 2) in the Employment Center 40 (EC-40-PUD) zone in the Gateway West/Cambay West PUD. In general, staff has received a favorable response from the community except one neighbor to the project who is opposed to the proposal.

Table 1: Project Information
<b>General Plan designation:</b> Mixed-Use
<b>North Natomas Community Plan designation:</b> Employment Center: 40/acre
<b>PUD designation:</b> Employment Center: 40/acre
<b>Existing zoning of site:</b> Employment Center 40 Planned Unit Development (EC-40-PUD)
<b>Existing use of site:</b> vacant
<b>Property area:</b> 3.57± acres (1.09± acres for Phase 1B and 2.48± acres for Phase 2)

**Background Information:**

On May 11, 2000, the Planning Commission originally heard the proposal for the Cambay West Planned Unit Development (P99-135). The Planning Commission approved the proposed Tentative Map and Master Parcel Map, and recommended approval of the General Plan Amendment, Community Plan Amendment, Rezone, PUD Schematic Plan Amendment, PUD Guidelines Amendment, and Development Agreement. On May 17, 2000, several neighborhood groups jointly filed an appeal opposing the project and the Planning Commission's decision to approve a Negative Declaration, Mitigation Monitoring Plan, Tentative Master Parcel Map, and Tentative Subdivision Map. The appellants specified in their appeal that the project as proposed at that time, reducing high and medium density housing land and employment center uses to provide more single family housing, was inconsistent with the North Natomas Community Plan and should instead be built out as it was adopted.

On August 3, 2000, the City Council conducted a hearing on the appeal and legislative entitlements and adopted a motion of intent which would:

- Grant the appeal, in part, and send the project back to Subdivision Review Committee before returning to the City Council
- Retain the 8 acres of EC-65 adjacent to the bus transit center
- Retain the Employment Center (EC) uses along the freeway at 300+ feet in width; make the EC work; if necessary move Duckhorn Drive to the west
- Retain High Density Residential of 18.2 acres
- Integrate the low and medium density uses, incorporating alternative housing types such as duplexes, halfplexes, cottages and granny units
- Disperse as much as possible the 10% very low income throughout the project

On February 13, 2001, the City Council granted the appeal on the Tentative Master Parcel Map and Tentative Subdivision Map, in part, and approved the project as revised. One of the entitlements approved included an amendment to the Gateway West PUD Guidelines to include the Cambay West PUD. The Gateway West and Cambay West PUD Guidelines now cover both the Gateway West PUD and the Cambay West PUD.

On March 24, 2005, the Planning Commission approved the request for Venture Commerce Center to develop four flex buildings (office/ warehouse) totaling 73,372± square feet on a new 5.2± net acres parcel in the Employment Center 40 PUD (EC-40 PUD) zone within the Gateway West/Cambay West PUD (P04-202); the request also created four other parcels in the Employment Center 40 PUD (EC-40 PUD) zone (P04-202).

On October 26, 2006, the Planning Commission approved the PUD Schematic Plan Amendment to identify the intensity and types of uses in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone and a Plan Review to develop a 14,266± square-foot office building on 1.07± net acres in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone (P06-066) for Phase 1A of the Duckhorn Office Complex.

The applicant is now requesting a PUD Schematic Plan Amendment to identify the intensity and types of uses for parcels in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone and a Special Permit to develop a 14,283± square foot office/medical office building on 1.09± acres (Phase 1B) and a 60,000± square foot office/medical office building on 2.48± acres (Phase 2) in the Employment Center 40 (EC-40-PUD) zone in the Gateway West/Cambay West PUD.

#### **Public/Neighborhood Outreach and Comments:**

Notification to owners within a 500' radius of the subject site was sent out on January 29, 2007. The project was also routed to various neighborhood groups for comments and staff received the following comments (staff response in italics):

The Natomas Community Association (NCA) has the following comments:

We have reviewed the subject proposal and have no specific concerns about it, as it appears to be consistent with land use designations and adjacent developments.

Jeff Utberg, homeowner of 3348 Marrissey Lane, has the following comments:  
I am a homeowner near the proposed Duckhorn Office Complex Phases 1B & 2 (File Number P06-216). I object to this project and do not want it or any other development built on this land. Traffic and noise in this area have already reached intolerable levels and this project will only result in more traffic, noise and air pollution. *Staff has responded to Mr. Utberg stating that the use is consistent with the underlying zone and the PUD Schematic Plan Amendment results in a 10,884± square feet increase from the previously approved Schematic Plan. Traffic, noise and air pollution have been considered in the environmental review and the applicant will need to comply with the Mitigation Monitoring Plan associated with this project.*

WALKS Sacramento submitted comments to staff on April 16, 2007 (see Attachment 3). A summary of their suggestions is below, with staff response in italics:

1. The bicycle lockers on parcel 2 should have at least 5' unobstructed hardscape at each end. *Added as an Advisory Note.*
2. Specify the bicycle racks as "one class II bicycle rack or one inverted 'U', 'A', or post-and-loop rack per bicycle parking space." *Added as an Advisory Note.*
3. Provide recommended spacing between bicycle racks. *Added as an Advisory Note.*
4. Increase the number of parking lot shade trees and adjust spacing to maximize percentage shading. *The project shall meet the 50% shading requirement.*
5. Replace the interior parking area between buildings 1A and 1B with landscape and hardscape. *The parking area between the two buildings is required to satisfy the parking requirement for office and medical office uses as proposed.*
6. Add a pedestrian connection at the front of the buildings between parcels 3 and 4. *Walkways already exist from the public sidewalk to the proposed buildings.*
7. Add a pedestrian walkway from the bicycle lockers on parcel 5 to the front entrance and the public sidewalk. *A pedestrian walkway has been shown to connect the side entry on the south side of the building to the sidewalk to allow access to the building.*

#### **Environmental Considerations:**

The Development Services Department, Environmental Planning Services has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Duckhorn Office Complex Phases 1B & 2 project (P06-216) is determined to fall within the scope of the Negative Declaration for the Cambay West PUD (P99-135) adopted on February 13, 2001.

An Addendum to the adopted Cambay West PUD Negative Declaration has been prepared in accordance with CEQA Guidelines Section 15164. The Addendum describes the proposed development of the Duckhorn Office Complex Phases 1B & 2 project, evaluates the potential environmental effects of the proposed project and provides justification for use of an Addendum. The analyses and mitigation measures in

the Adopted Negative Declaration are applicable as amended in the Addendum. With implementation of the mitigation measures identified in the Addendum, the proposed project will result in less-than-significant impacts to the physical environment. Therefore, it is recommended that the Planning Commission consider the Addendum to the adopted Cambay West PUD Negative Declaration.

**Policy Considerations:**

*General Plan:*

The General Plan designates the subject parcels as Mixed Use which incorporate a mix of office, limited retail, and higher density residential uses. In some larger, more intense development, light manufacturing and research oriented activities may be appropriate. The following General Plan goals and policies apply to the proposal:

Commerce and Industry Land Use Element, Overall Goal D, Sec 4-1  
Promote economic vitality and diversification of the local economy.

Commerce and Industry Land Use Element, Regional Commercial and Office Areas, Goal A, Policy 1, Sec 4-16  
Assist public and private interests in developing strategies for attracting and retaining major office users inside the City of Sacramento.

Circulation Element, Bikeways, Goal B, Policy 8, Sec 5-34  
Bikeways should take full advantage of the beauty and natural features of the Sacramento area by blending with the terrain and topography.

The proposed project is consistent with the General Plan goals and policies to promote economic vitality by providing an office development that will attract office users in the area and provide easy access to adjacent bikeways.

*North Natomas Community Plan:*

The North Natomas Community Plan (NNCP) designates the subject parcels as Employment Center: 40/acre which is a flexible mixed-use zone that incorporates primary employment generating uses such as offices, high-tech uses, medical and educational facilities, and child care centers with secondary uses such as support retail, light industrial, and residential uses; it is also intended to provide a pedestrian friendly setting with ample private and/or public open space. The following NNCP policies apply to this proposal:

Employment Center – Guiding Policies, page 19  
Designate Employment Centers along the light rail corridor, along both sides of Interstate 5, and elsewhere in the community in order to provide flexible, mixed-use employment centers that serve the needs of major employers and employees.

Circulation – Guiding Policies, page 38  
Provide multiple routes and connections to adjacent developments.



The proposed project is consistent with the Community Plan designation in providing office uses close to Interstate 5 to attract employers and employees and also by providing reciprocal access with adjacent developments.

*General Plan Update Vision and Guiding Principles:*

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

1. Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.
2. Create and maintain a broad range of jobs that are accessible to all residents.

The proposed project complies with the above guiding principles and is not contrary to any of the proposed policies.

**Project Design:**

**Land Use**

PUD Schematic Plan Amendment

The applicant proposes to identify the intensity and types of uses in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone of the Gateway West/Cambay West PUD. Per Section 17.180.050 of the Zoning Ordinance, the Planning Commission may grant the amendment of a PUD Schematic Plan provided that the proposed amendments to not change the intensity of land uses by more than ten (10) percent.

The proposed PUD Schematic Plan (Exhibit 1B) depicts an increase of 10,884± square feet in building area for Parcels 4 and 5, as compared with the previously approved Schematic Plan (P06-066). A summary of the proposed PUD Schematic Plan for the subject sites is as follows:

Table 1: Summary of Proposed PUD Schematic Plan			
Parcel:	Area:	Use:	Building Square Footage:
Parcels 4 & 5	2.48± net acre	Office	62,000± sq. ft.
			(Increase of 10,884± sq. ft.)

The proposed PUD Schematic Plan Amendment shows Parcels 4 & 5 merged to be the site of one office building while Parcel 3 also contains one office building; the buildings are oriented towards Duckhorn Drive but are also visible from the adjacent interstate. On-site parking will be provided adjacent to the structures. Vehicular ingress/egress

will be from Duckhorn Drive. The combination of the two buildings, totaling 76,283± sq. ft., on the total area of 3.57± net acres, does not exceed the maximum floor area ratio (FAR) of 50% as defined in the Planned Unit Development guidelines. The Cambay West PUD has a total of 23.4± net acres within the Employment Center zone with a total of approved office area of 337,054± square feet; the proposed Schematic Plan Amendment for 10,884± square feet does not change the intensity of office usage in the PUD by more than 10 percent.

The proposed schematic plan does not affect the existing on-site bicycle and pedestrian trail to the north of the sites. The proposed buildings will have reciprocal access and parking. The proposal will not significantly affect the type and intensity of the land use of the Gateway West/Cambay West PUD. Based on the above discussion and findings, staff is supportive of the proposed PUD Schematic Plan Amendment.

#### Plan Review

The applicant is requesting a Plan Review develop a 14,283± square foot office/medical office building on 1.09± acres (Phase 1B) and a 60,000± square foot office/medical office building on 2.48± acres (Phase 2) within the Gateway West/Cambay West PUD (Exhibit 1C to 1P). The project is required to meet the following findings:

1. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and any applicable community or specific plan.

The proposed office development is a use that is consistent with the Employment Center land use designation and applicable policies related to commercial development.

2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways.

Staff has reviewed the proposal and found it to comply with all applicable city policies related to facilities and infrastructure.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.

The design of the project complies with all development standards including: setback, lot coverage, density, height and parking regulations. Conditions have been added to ensure compliance with landscaping requirements.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The proposed structure will adhere to all applicable zoning and building code requirements and will complement adjacent developments; therefore, the proposal will not pose a threat to the public health nor be injurious to the surrounding area.

#### **Access, Circulation and Parking**



A summary of the proposed vehicular and bicycle parking is indicated in the table below:

Table 2a: Parking			
Use	Required Parking	Proposed Parking	Difference
Phase 1B Office/Medical Office	60 stalls minimum	66 stalls	+6
Phase 2 Office/Medical Office	195 stalls minimum	196 stalls	+1
Table 2b: Bicycle Parking			
Total parking provided	Required bicycle parking	Provided bicycle parking	Difference
66 stalls (Phase 1B)	4	4	0
196 stalls (Phase 2)	10	11	+1

Vehicle Parking: Parking is required to be provided as follows: a minimum of 1 space per 400 square feet and a maximum of 1 space per 275 square feet for office uses; a minimum of 1 space per 200 square feet for medical office uses. The Phase 1B project has designated 4,683 gross square feet for office use and 9,600 gross square feet for medical office use; a minimum of 12 or a maximum of 17 stalls is allowed for office use and a minimum of 48 stalls are required for medical office use. The Phase 1B project is providing 66 parking stalls, comprised of the maximum allowed for office use and exceeding the minimum requirement for medical office use by 1 space. The Phase 2 project has designated 42,000 gross square feet for office use and 18,000 gross square feet for medical office use; a minimum of 105 or a maximum of 153 stalls is allowed for office use and a minimum of 90 stalls are required for medical office use. The Phase 2 project is providing 196 parking stalls, comprised of one space above the minimum allowed for office use and meeting the minimum requirement for medical office use. The tentative map for P04-202, which created the parcel for this project, was conditioned to require reciprocal access and parking between all of the proposed parcels for the project. Thus, there shall be reciprocal parking agreement with the adjoining parcels.

Bicycle Parking: The project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. The Phase 1B project is required to provide a minimum of 4 bicycle parking spaces (two Class I bicycle parking spaces and two Class I, II or III bicycle parking spaces). The Phase 2 project is required to provide a minimum of 10 bicycle parking spaces (five Class I bicycle parking spaces and five Class I, II or III bicycle parking spaces). The attached site plan has identified bicycle parking locations; bicycle parking shall be located in a secure area located in close proximity public view.

Access: The Phase 1B project and Phase 2 project have a shared vehicular ingress/egress on Duckhorn Drive. There will be reciprocal access with the existing sites to the west of the sites.

Pedestrian Circulation: Off-site pedestrian access is provided to the site via the sidewalks on Duckhorn Drive and the proposed driveways. The project also shall be conditioned to provide one access point to the multi-use trail located along the 100 foot I-5 landscape buffer. As per the plans, the access point will be on the Phase 2 site.

Transportation Management/Air Quality Plans (TMAQP): The applicant will implement air quality mitigation strategies by complying with the Transportation Systems Management (TSM) Plan Ordinance and the requirements of the 1994 North Natomas Community Plan regarding TMAQPs. The applicant shall prepare a project specific AQTMP. The City's alternate modes coordinator shall approve the AQTMP.

### **Setbacks, height and bulk**

The Gateway West and Cambay West PUD Guidelines have a minimum front setback requirement of 20 feet (for building and landscaping) and no minimum setback requirement along the side or rear yards. Buildings shall be sited to complement adjacent buildings and landscaping. The proposed buildings meet the minimum building and landscape setback as required by the PUD Guidelines and complement adjacent developments in providing a generous front landscape setback at Duckhorn Drive and a prominent building presence on the street.

**Table 3: Height and area standards**

Standard	Required	Proposed	Deviation?
Height	3 stories (EC-40 zone)	1 story (Phase 1B) 3 stories (Phase 2)	no
Front setback	20'	Min. 30'	no
Side setback	0'	Min. 7.5'	no
Rear setback	0'	Min. 70'	no
FAR (Floor Area Ratio)	50% (per PUD Guidelines)	49% (Phase 1B and 2 combined)	no

As indicated above, the project meets or exceeds all applicable height and area requirements.

### **Building design, signage and landscaping**

#### *Building Design*

Phase 1B: This proposed one-story office building is designed as a mirror image of the building approved on Phase 1A (P06-066) and has similar architectural details. The 14,283± square foot office/medical office building will have cement plaster finished exterior walls and aluminum storefront systems. Side and rear elevations are treated similarly to the front elevation. There are aluminum paneled canopies over entrances and aluminum paneled portals at the north and south walls. The mechanical screen at the roof will have cement plaster finish. Tenant improvements will be required for future office tenants within the building. The Phase 1B building also reflects similar architectural articulations recommended by Design Review staff for the Phase 1A building.

Phase 2: This proposed 60,000± square foot three-story office/medical office building will have aluminum paneled as well as cement plaster finished exterior walls. The building is consistent with the allowable building height in the EC-40 zone, which is three stories. The building consists of aluminum storefront systems, aluminum canopies and aluminum ledges; the side and rear elevations are treated similarly to the front elevation. The mechanical screen at the roof will have cement plaster finish. Interior floor plans show a two-story atrium on the east side of the building, two elevators, interior stairs and restrooms on each level; tenant improvements will be required for future office tenants within the building. Design Review staff has worked with the applicant to improve the overall design of the structure.

#### *Signage*

All signage will be required to comply with the Gateway West/Cambay West PUD Guidelines and City of Sacramento Signage Ordinance standard. All detached signs will be required to be monument type signs. The applicant has indicated proposed locations of tenant signage and entry signage. Staff has conditioned the project to provide a comprehensive sign program for both the office and the retail uses and subject to review and approval by the Planning Director prior to the issuance of any building permits.

#### *Landscaping*

The Gateway West and Cambay West PUD Guidelines require a 20 foot designated front landscape setback, which is met by both buildings in the project. This landscaped area includes the separated sidewalk, pedestrian walkways, trees, shrubs and groundcover. Additionally, the immediate area around each office building will be landscaped with trees, shrubs, groundcovers and lawn. A small landscaped plaza area is shown between the Phase 1A building and the Phase 1B building.

The Zoning Ordinance requires that trees be planted and maintained throughout the surface parking lot to ensure that, within 15 years after establishment of the parking lot at least 50% of the parking area will be shaded. Areas to be shaded include the parking area and any driveways or maneuvering area utilized or accessed by the vehicles using the parking spaces. Evergreen trees do not count towards the 50% shading area. The applicant has indicated on the submitted site plan that the project will comply with the 50% shading requirement for parking areas. Conditions have been placed on the project requiring the height of shrubs and tree branches be maintained so as not to

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**Attachment 1 – Proposed Findings and Conditions**

**Findings of Fact**

A. **Addendum to an Adopted Mitigated Negative Declaration:** The Planning Commission **approves** the Addendum to an Adopted Mitigated Negative Declaration, based upon the following findings:

1. The Planning Commission of the City of Sacramento finds as follows:

a. On February 13, 2001, the City Council adopted a Mitigated Negative Declaration (MND) and a mitigation monitoring program and approved the Cambay West PUD Negative Declaration (P99-135).

b. **Duckhorn Office Complex Phases 1B & 2 (P06-216)** proposes to modify the previously approved Project as follows:

**PUD Schematic Plan Amendment** to identify the intensity and types of uses in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone of the Gateway West/Cambay West PUD;

**Plan Review** to develop a 14,283± square foot office/medical office building on 1.09± acres and a 60,000± square foot office/medical office building on 2.48± acres in the Employment Center 40 (EC-40 PUD) zone.

c. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an Initial Study on the Project Modification and determined that the proposed changes to the original Project did not require the preparation of a subsequent environmental impact report or negative declaration. An Addendum to the previously adopted MND was then prepared to address the modification to the Project.

2. The Planning Commission has reviewed and considered the information contained in the previously adopted MND for the Project, the Addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The Planning Commission has determined that the previously adopted MND and the Addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

a. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the

involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- b. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- c. No new information of substantial importance has been found that shows any of the following:
  - 1. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;
  - 2. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;
  - 3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or
  - 4. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.
- 3. Based on its review of the previously adopted MND for the Project, the Addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the Planning Commission finds that the MND and Addendum reflect the Planning Commission's independent judgment and analysis and approves the MND and the Addendum for the Project Modification and reapproves the findings of fact in support of the MND.
- 4. A revised mitigation monitoring program is approved for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the plan, based on the findings of fact.
- 5. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.



6. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

**B. Mitigation Monitoring Plan:** The Mitigation Monitoring Plan is **approved** based upon the following findings of fact and Conditions of Approval:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

**C. The PUD Schematic Plan Amendment** to identify the intensity and types of uses in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone of the Gateway West/Cambay West PUD is **approved** subject to the following Findings of Fact:

1. The PUD amendments conform to the General Plan and the North Natomas Community Plan goals and policies to enhance and maintain the quality of life in the City;
2. The PUD amendments do not change the type or intensity of land use for the subject property;
3. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance to provide Employment Center uses within the Gateway West/Cambay West PUD Planned Unit Development; and
4. The PUD amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development in that the project will be subject to all applicable development standards within the Zoning and Building codes.

**D. Plan Review** to develop a 14,283± square foot office/medical office building on 1.09± acres (Phase 1B) and a 60,000± square foot office/medical office building on 2.48± acres (Phase 2) in the Employment Center 40 (EC-40-PUD) zone in the

Gateway West/Cambay West PUD is **approved** based upon the following findings or fact and Conditions of Approval:

1. The proposed development is consistent with the North Natomas Community Plan designation of Employment Center: 40/acre;
2. The development of the site is consistent with applicable City standards in relation to utilities, access roads, sanitation and drainage;
3. The property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements;
4. Granting the Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. The project use is compatible with the uses in the vicinity of the project site;
  - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
  - c. The architectural designs of the proposed buildings are consistent with the PUD Guidelines.

**Conditions of Approval**

**B. Mitigation Monitoring Plan —**

- B1. Prior to issuance of a grading permit the developer shall (I) comply with all of the requirements of the 2003 NBHCP, including payment of fees and pre-construction surveys, together with any additional requirements specified in the North Natomas Community Plan EIR; (II) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (III) comply with all conditions in the ITP's issued by the USGFW and CDFG (as referenced in Mitigation Measure BR-1)

The applicant shall comply with the following short-term construction mitigations (B2 to B5) as referenced in Mitigation Measure C *attached is reference map*

- B2. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.
- B3. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:
- a. watering exposed soils;
  - b. covering exposed soils with straw or other materials;

- c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
  - d. covering trucks containing loose and dry soil; and
  - e. providing interim drainage measures during the construction period.
- B4. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.
- B5. Although the submitted Resources Assessment did not identify any burrowing owl, if future surveys reveal the presence of any on the project site it will be the responsibility of the project applicant to prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the following:
- a. The location of the birds (and nests) proposed to be relocated;
  - b. The location of the proposed relocation site;
  - c. The number of birds involved and when during the year relocation is proposed to take place;
  - d. The name and credentials of the biologist who would be retained by the applicant to move the birds (and nests);
  - e. The method(s) proposed to catch and transport the birds (and nests) to the relocation site;
  - f. A description of the preparation to be made at the relocation site where the birds (and nests) would be taken (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control, etc.); and
  - g. Efforts proposed to follow-up and/or monitor relocation.

The applicant shall comply with the following mitigation (B6) as referenced in Mitigation Measure E *E is reflected in map?* ✓

- B6. During grading, excavation and construction activities, the following condition shall be included on all grading and construction plans. If subsurface archaeological, prehistorical or historical remains (including unusual amounts of bones, stones or shells) are discovered during excavation or construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. If human remains are encountered, work shall stop immediately and the County Coroner must be notified.
- D. **Plan Review** to develop a 14,283± square foot office/medical office building on 1.09± acres (Phase 1B) and a 60,000± square foot office/medical office building on 2.48± acres (Phase 2) in the Employment Center 40 (EC-40-PUD) zone in the Gateway West/Cambay West PUD.

**PLANNING:**

- D1. Development of this site shall be in compliance with the attached exhibits except as conditioned. Any modification to the project shall be subject to review by Current Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.
- D2. Comply with all requirements included in the Mitigation Monitoring Plan (Exhibit 1A) for P06-216.
- D3. Obtain all necessary building permits prior to construction.
- D4. Comply with all applicable conditions of the Gateway West/Cambay West Planned Unit Development.
- D5. All trash enclosures shall meet all requirements of the Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations), including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, signs and setbacks.
- D6. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- D7. Lighting:
  - a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures shall be placed in a manner that avoids glare when observed from the street or other public areas.
  - b. All open parking lots shall be provided with a minimum intensity of 1.5 foot-candles per square foot of lighting from one half-hour before sunset until one half-hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.
  - c. Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least seventy-five one-hundredths minimum maintained footcandle of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
  - d. Applicant shall submit a lighting plan to Current Planning for review prior to the issuance of building permits.

- D8. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.
- D9. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.050) as well as the requirement stated in the Gateway West/Cambay West Guidelines. Bicycle parking shall be located in a secure area located in close proximity public view.
- D10. The applicant shall submit a sign program identifying all project signage for review and approval by the Development Services Current Planning manager. Signage shall be consistent with the Gateway West/Cambay West PUD Guidelines for signage at Employment Centers. Sign permits shall be required for all new signage.
- D11. All building numbers and street addresses shall be clearly visible from all public or private access streets. The street and building numbers shall be no less than four inches in height and of a contrasting color to their background.
- D12. Prior to issuance of a Building Permit the applicant will submit a Transportation Management Plan for review and approval by the City's Alternate Modes Coordinator and Planning Director or show compliance with an existing AQTMP.
- D13. Provide one access point on Phase 2 site to the multi-use trail located along the 100 foot I-5 landscape buffer.
- D14. The applicant shall file an application for a Certificate of Compliance with Development Engineering division. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees.
- D15. No condominium units are approved per this application (P06-216). A condominium map will be required to create new condominium units.

**DEVELOPMENT ENGINEERING:**

- D16. Repair or replace/reconstruct any existing deteriorated/damaged curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- D17. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- D18. The minimum throat distance for all site driveways shall be 30' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).

- D19. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- D20. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

**UTILITIES:**

- D21. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.
- D22. If required by the Department of Utilities (DOU), the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book\_\_\_\_, Page\_\_\_\_)."
- D23. An on-site drainage study, shed map, and overland release map are required. The on-site surface drainage systems shall connect to the existing storm drain stubs that drain to the freeway/buffer channel. The existing storm drain service stubs shall drain on-site shed areas that are in general conformance with the master drainage shed map for this area. This study and shed map shall be approved by the DOU. The 10-year HGL shall be determined using the Sacramento Charts for Zone 2. The on-site storm drain system shall be sized per latest design runoff standards. Contact the DOU for the design criteria.
- D24. Drain inlets shall be at least 6-inches above the 10-year HGL. The building pad elevation shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. The finished floor elevation shall be a minimum of 1.5 feet above the 100-year HGL and 1.8 feet above the controlling overland release.
- D25. All on-site drainage systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- D26. The parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. The project shall be graded to overland release to the detention basin.



- D27. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- D28. Any new domestic water services shall be metered. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. Contact the DOU at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the DOU.
- D29. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.
- D30. Per Sacramento City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- D31. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD-1 requirements.
- D32. A grading plan showing existing and proposed elevations is required. All parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7. of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- D33. This project is greater than 1 acre in size; therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

- D45. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

**TRANSPORTATION – ENGINEERING SERVICES – ELECTRICAL SECTION:**

- D46. This project shall require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

**URBAN FOREST SERVICES:**

- D47. A minimum planter width of 7' will be required to provide adequate root space for medium/large and large canopy trees, (see species selection). Three of the planter widths shown in the east half of the parking lot less than 7' wide (net) will likely lead to tree root displacement of curb, sidewalk and asphalt well before trees are mature.
- D48. A revised landscape plan shall be submitted to show a minimum park strip planter width of 7' along Duckhorn.
- D49. *Platanus acerfolia* is an over planted species in Sacramento and shall be used sparingly.
- D50. Eliminate the following species from the tree pallet: *Pyrus calleryana* (use *Nyssa sylvatica* or *Carpinus betulus*). For other possible substitutes refer to the City of Sacramento Street Tree Planting Guide or contact a City Arborist (916) 808-6345.
- D51. *Platanus acerfolia*, *Celtis australis*, and *Quercus ilex* will need a planter width of 7' (having a center trunk line of 3', 6" from nearest pavement).
- D52. *Betula pendula* generally does not adapt well to Sacramento valley conditions. Recommend using a columnar species from the City of Sacramento Street Tree Planting Guide.
- D53. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line.
- D54. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips, (playground fiber or coarser) to a depth of approximately 3".

**SOLID WASTE:**

- D55. Recycling capacity: This capacity shall be evenly distributed among the trash/recycling enclosures.
- D56. A recycling program shall be established. The developer shall send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.
- D57. This project shall divert construction waste. The project proponent shall plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer shall submit the following information to the Solid Waste Division:
- Method of recovery
  - Hauler information
  - Disposal facility
  - Diversion percentage
  - Weigh tickets documenting disposal and diversion

**COUNTY SANITATION DISTRICT 1:**

- D58. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- D59. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- D60. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.
- D61. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.
- D62. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

- D63. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.

**POLICE:**  
**Site Plan**

- D64. The perimeter of the site shall be adequately fenced with a chain link fence containing necessary construction gates to be locked after normal construction hours while project is under construction.
- D65. A security person shall be provided to patrol the project after normal working hours during all phases of construction as necessary. If the general contractor is assigned this responsibility, it shall be the applicant's responsibility to assure compliance.
- D66. Security lighting shall be provided during all phases of construction to illuminate vulnerable equipment and materials.
- A. Lighting shall be high intensity discharge lighting with sufficient lumens to provide adequate illumination for the safety and security of vehicles and pedestrians using the site during the hours of darkness or diminished lighting. Such lighting shall be equipped with vandal-resistant covers/lenses.
- D67. All entrances to the parking areas shall be posted with the appropriate signs per 22658(a) CVC, to assist with the removal of vehicles at the property owner's/manager's request.
- D68. Trash dumpsters and enclosures shall not create blind spots or hiding places and shall be clearly visible and well lit.
- A. All dumpsters must be kept locked.
- D69. In order to limit the potential for this site to become an attractive location for loitering and other inappropriate or illegal behavior, the Police Department:
- A. Requires adequate signage be installed prohibiting trespassing, loitering, and noise in accordance with Section 602(k) of the California Penal Code and Section 9.16.140 of the Sacramento City Code.
- B. Requires that no public pay telephones shall be installed on the exterior of the premises.
- C. Requires all public pay telephones shall be restricted from receiving incoming calls.
- D. The property shall be posted for "No Trespassing" and sign an agreement

with the Police Department to prosecute all violators.

- 1) This agreement shall be kept on file on the premises and in the Police Department.

Lighting

D70. Driveways, circulation areas, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting.

- A. Such lighting shall provide sufficient lumens to make clearly visible the presence of any person on or about the site during the hours of darkness or diminished lighting and provide for the safety and security of vehicles and pedestrians using the site.
- B. Such lighting shall be a minimum illumination intensity of .75 foot-candles per square foot at 6-18 inches above the surface.
- C. Such lighting shall be equipped with vandal-resistant covers and photocell and shall be left on during hours of darkness or diminished lighting.

D71. Parking lots, aisles, passageways, and sidewalks/walkways shall be provided with high intensity discharge lighting to provide adequate illumination to make clearly visible the presence of any person on or about the site during the hours of darkness, and provide a safe, secure environment for all persons, property, and vehicles on site.

- A. Such lighting shall be a minimum intensity of 1.5 foot-candles per square foot at 6-18 inches above the surface.
- B. Such lighting shall be equipped with vandal-resistant covers and photocell and shall be left on during hours of darkness or diminished lighting.
- C. Pedestrian scale lighting shall be used in high pedestrian traffic areas.

D72. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

- A. Such lighting shall be a minimum intensity of 1.5 foot-candles per square foot at 6-18 inches above the surface.
- B. Such lighting shall be equipped with vandal-resistant covers and photocell and shall be left on during hours of darkness or diminished lighting.

D73. Lighting shall be provided around the perimeter and interior (where appropriate) of recreational areas.

- A. Such lighting shall be a minimum intensity of 1.5 foot-candles per square foot at 6-18 inches above the surface and shall be equipped with vandal-resistant covers and photocell and shall be left on during hours of darkness or diminished lighting.

**Landscaping**

Landscaping shall not create blind spots or hiding spots and shall be situated in locations that maximize observation while still providing the desired degree of aesthetics. Landscaped areas shall be planned for maximum growth while at the same time providing unobstructed observation of buildings, parking areas, and walkways, day and night. The following guidelines are recommended:

- D74. Groundcover plants, including perennial and annual wildflowers, shall be used within five feet (5') of the edge of walkways and areas requiring visual surveillance.
- D75. Groundcover plants shall not exceed a height of two feet (2') at maturity in order to allow for adequate natural surveillance.
- D76. Shrubs shall be placed five feet (5') from the edge of walkways requiring natural surveillance and shall not be placed within five feet (5') of any fire hydrant or cluster-type postal receptacle.
- D77. The height of shrubs shall not exceed three (3) feet at maturity. Shrubs that exceed a height of three feet (3') due to natural growth are not recommended with the exception of security-planting materials utilized as barrier plants.
- D78. Security-planting materials are recommended along property lines and under vulnerable windows throughout landscaped areas.
- D79. Security-planting materials containing thorns or needles, or those dense in structure may exceed three feet (3') and shall be used adjacent to perimeter walls, fences and other walls where desirable to discourage pedestrian cut-through-traffic.
- D80. Landscaping rock such as river rock and other masonry material such as brick, etc. that are normally used for landscaping accents or borders, frequently lend themselves for use as weapons and/or tools for the commission of crimes. When river-rock and other masonry materials are used, the material shall be grouted to prevent removal by hand. River rock shall be grouted so that only one-third (1/3) of the rock is exposed above ground.
- D81. Landscaping shall not cover any exterior doors or windows; block or screen the visibility of building address numbers from a public or internal street; block or screen the view of any seated driver from oncoming vehicles or pedestrians at driveways.



- D82. Trees of an appropriate number, size and species are encouraged throughout landscaped areas and shall be maintained at a minimum distance of eight feet (8') from the lowest branch to the ground.
- D83. The use of trees, maintained at a minimum distance of eight feet (8') from the lowest branch to the ground, may also be used in such areas to provide shade for pedestrians.
- D84. Trees shall be placed as not to inhibit the light pattern of electroliers.
- D85. A minimum distance of fifteen (15) feet from the fixture shall be maintained when planting trees in order to meet required illumination levels.

**Building Design**

- D86. Public entrances shall be clearly defined by walkways and signage.
  - A. Entrances shall be accentuated through architectural elements, lighting, landscaping and/or paving stones.
  - B. Exterior doors shall be visible from the street or parking areas.
- D87. Fencing shall not create blind spots or hiding spots and shall be situated in a manner that maximizes visibility while still providing the desired degree of security and aesthetics.
- D88. Restrooms shall be observable from nearby offices/reception area.
- D89. All hallways, external doors, parking areas, and walkways shall be well lit.
  - A. Walkways shall be illuminated at a minimum intensity of 1.5 foot-candles per square foot at 18 inches above the surface.
  - B. Parking areas shall be illuminated at a minimum intensity of 1.0 foot-candle per square foot at 18 inches above the surface.
- D90. Parking areas shall be visible from windows; side parking areas shall be visible from the street.
- D91. Parking and entrances shall be observable by as many people as possible.
- D92. All handicapped, compact loading/unloading, and delivery parking spaces shall be clearly marked with pavement markings and appropriate signs.
- D93. The applicant shall install directional signs, traffic control devices, and traffic circulation markings where appropriate or required on site.

- D94. A bicycle locker and bollard bicycle rack shall be provided in an area specifically designed for the purpose, in a relatively prominent location near the front entrance to the building without obstructing pedestrian ingress and egress.

Doors

- D95. Employee / pedestrian, storage, mechanical, electrical, maintenance, and roof access doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1 ¾ inches and shall be secured by a deadbolt lock with a minimum throw of one inch.
- D96. The jamb on all aluminum-framed, swinging doors shall be so constructed or protected to withstand 1600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike.
- D97. Glass doors shall be secured with a deadbolt lock with a minimum throw of one inch. The outside ring shall be free moving and case hardened.
- D98. Doors with glass panels and doors with glass panels adjacent to the door's frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
- D99. On pairs of doors, the active leaf shall be secured with the type of lock required for single doors in this section. The inactive leaf shall be equipped with automatic flush extension bolts protected by hardened material with a minimum throw of three-fourths inch at head and foot and shall have no doorknob or surface-mounted hardware. Multiple point locks, cylinder activated from the active leaf and satisfying the requirements, may be used in lieu of flush-bolts.
- D100. Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum of one throw bolt at both the top and bottom rails.
- D101. Doors with panic bars shall have vertical rod panic hardware with top and bottom latch bolts.
- D102. Outside hinges on all exterior doors shall be provided with non-removable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- D103. All hatchway openings on the roof of any building shall be secured as follows:
- A. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
  - B. The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the fire

department.

- C. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

D104. All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:

- A. Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.

### Windows

D105. Windows shall be located on all four facades.

D106. Windows and exterior doors shall be visible from the street or by neighbors.

D107. Sliding windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the moveable section to defeat the locking mechanism.

- A. The sliding portion of a sliding glass window shall be on the inside track.
- B. Window locking devices shall be capable of withstanding a force of 300 pounds in any direction.
- C. Accessible ground-level windows that open shall be equipped with secondary locking devices.
  - 1) Secondary devices shall allow for the window to be left open one inch to two inches (1" – 2") for ventilation, while still being locked with a secondary lock or pin.

### Numbering

D108. Buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be of a contrasting color to the background to which they are attached. The numerals shall be illuminated at night.

### **PG&E**

D109. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication.

- D118. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
- D119. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.
- D120. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

**COUNTY SANITATION DISTRICT 1/SRCSD:**

- D121. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- D122. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- D123. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer are made. Once connected, the property has entitlements to use the system. However, its entitlement is limited to the capacity accounted for by the payment of appropriate SRCSD fees.

**REGIONAL TRANSIT**

- D124. When transit service becomes available, transit information shall be displayed in a prominent location for employees and clients.
- D125. The applicant should join the North Natomas TMA.

Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

D126. Parking competes with transit usage. Therefore, parking should not exceed the required standards for the City.

Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

Exhibit 1A: Mitigation Monitoring Plan

**MITIGATION MONITORING PLAN  
FOR  
DUCKHORN OFFICE COMPLEX PHASE 1B & 2  
(P06-216)**

**TYPE OF ENVIRONMENTAL DOCUMENT:**  
INITIAL STUDY/ADDENDUM TO THE CAMBAY WEST (P99-135) NEGATIVE DECLARATION

**PREPARED FOR:**  
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

**DATE:**

**ADOPTED BY:**  
PLANNING COMMISSION

**DATE:**

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**ATTEST:**

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**DUCKHORN OFFICE COMPLEX PHASE 1B & 2  
(P06-216)  
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd., Room 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name / File Number:** Duckhorn Office Complex Phase 1B & 2 (P06-216)  
**Owner/Developer- Name:** Natomas Office Building; Attn: Jon Bagatelos  
**Address:** 980 Ninth Street, Suite 900  
Sacramento, CA 95814-2719  
**Phone:** (916) 837-3421

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

The subject property consists of a total of 3.57± vacant acres located north on Duckhorn Drive, and east of El Centro Road in the Gateway West/Cambay West Planned Unit Development (PUD) within the North Natomas Community Plan area of the City of Sacramento (APN: 225-2070-072, 073 and 074).

**Project Description:**

The proposed project consists of the necessary entitlements to allow for the development of a 14,283 square foot office/medical office building on 1.09± acres (Phase 1B) and a 60,000 square foot office/medical office building on 2.48± acres in the Employment Center 40 (EC-40-PUD) zone in the Gateway West/Cambay West PUD. The specific entitlements include:

**PUD Schematic Plan Amendment** to identify the intensity and types of uses in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone of the Gateway West/Cambay West PUD;

**Plan Review** to develop a 14,283± square feet office/medical office building on 1.09± acres (Phase 1B) and a 60,000± square feet office/medical office building on 2.48± acres (Phase 2) in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone in the Gateway West/Cambay West PUD.

**SECTION 2: GENERAL INFORMATION**

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

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

**DUCKHORN OFFICE COMPLEX PHASE 1B & 2 (P06-216)  
MITIGATION MONITORING PROGRAM CHECKLIST**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Biological:</b> <u>Mitigation Measure C (taken from the original negative declaration, P99-135)</u></p> <p>C. The applicant shall comply with the following short-term construction mitigation:</p> <p>1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.</p> <p>2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:</p> <p>a. watering exposed soils;</p> <p>b. covering exposed soils with straw or other materials;</p> <p>c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;</p> <p>d. covering trucks containing loose and dry soil; and</p> <p>e. providing interim drainage measures during the construction period.</p> <p>3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.</p> <p>4. Although the submitted Resources Assessment did not identify any burrowing owl, if future surveys reveal the presence of any on the project site it will be the responsibility of the project applicant to prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the</p>	Applicant / Developer	City of Sacramento – Development Services Department and California Department of Fish and Game (CDFG).	<p>Mitigation Measures, shall be included on the Construction Specifications.</p> <p>Applicant / Developer shall provide the City Development Services Dept. with written CDFG verification of consultation, agreement, and implementation as appropriate.</p>	<p>The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit.</p> <p>Measures shall be implemented prior to and concurrent with construction activities.</p>	

DUCKHORN OFFICE COMPLEX PHASE 1B & 2 (P06-216)  
MITIGATION MONITORING PROGRAM CHECKLIST

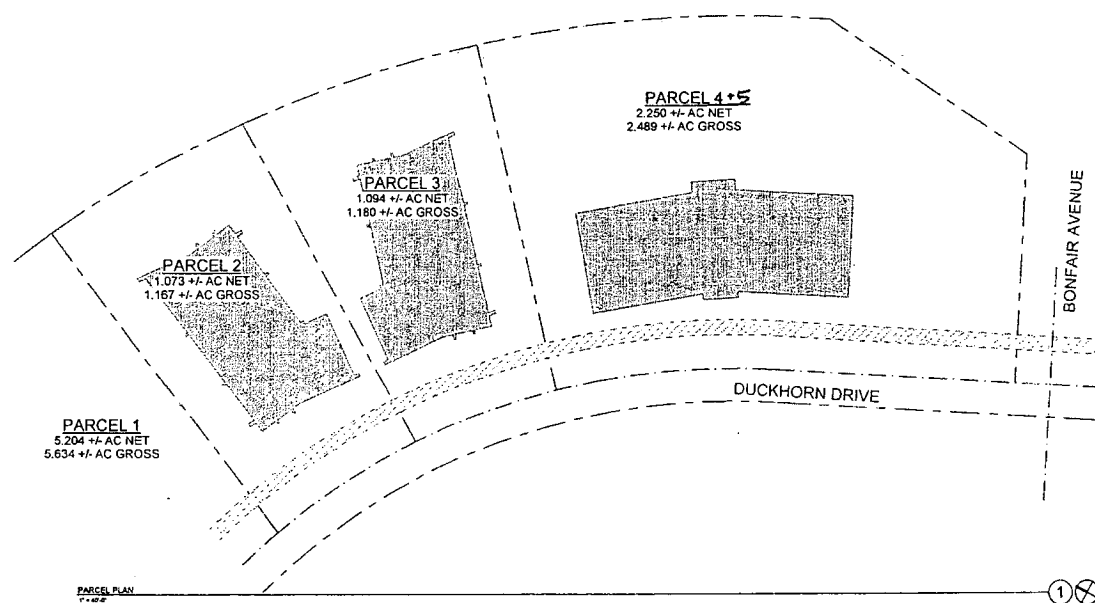
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>following:</p> <p>a. The location of the birds (and nests) proposed to be relocated;</p> <p>b. The location of the proposed relocation site;</p> <p>c. The number of birds involved and when during the year relocation is proposed to take place;</p> <p>d. The name and credentials of the biologist who would be retained by the applicant to move the birds (and nests);</p> <p>e. The method(s) proposed to catch and transport the birds (and nests) to the relocation site;</p> <p>f. A description of the preparation to be made at the relocation site where the birds (and nests) would be taken (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control, etc.); and</p> <p>g. Efforts proposed to follow-up and/or monitor relocation.</p>					

DUCKHORN OFFICE COMPLEX PHASE 1B & 2 (P06-216)  
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Cultural Resources:</b></p> <p><u>Mitigation Measure E (taken from the original negative declaration, P99-135)</u></p> <p>E. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p>	Applicant / Developer	City Development Services Department	The Site Conditions Unit staff person/resident engineer in the Building Division/ and a representative of the Environmental Planning Services shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.	Measures shall be implemented in field during grading and construction activities.	

Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

Exhibit 1B: PUD Schematic Plan Amendment



PROJECT DATA

TOTAL SITE AREA: 4.849 AC (2,02,510 SF +/-)  
TOTAL BUILDING AREA: 79682 SF  
TOTAL SITE COVERAGE: 38.05%  
PARKING PROVIDED: 316 STALLS + 3,91000

PARKING REQD: MAX 3.8/1000 MIN 2.5/1000 FOR OFFICE

PARCEL 2

SITE AREA: 1.073 AC (46,740 SF +/-)  
BUILDING AREA: 14283 SF  
SITE COVERAGE: 30.58%  
PARKING PROVIDED: 86 STALLS + 4.6/1000

PARCEL 3

SITE AREA: 1.094 AC (47,655 SF +/-)  
BUILDING AREA: 14283 SF  
SITE COVERAGE: 29.97%  
PARKING PROVIDED: 86 STALLS + 4.6/1000

PARCEL 4 & 5

SITE AREA: 2.482 AC (1,08,116 SF +/-)  
BUILDING AREA: 62,000 SF  
SITE COVERAGE: 18.12%  
PARKING PROVIDED: 184 STALLS + 3.0/1000

NOTE:  
1) THE LOT MERGER WAS COMPLETED AND RECORDED ON APRIL 12, 2007.  
2) PARCEL 1 IS EXISTING VENTURE CORPORATION DEVELOPMENT APPROVED AND CONSTRUCTED

LEGEND

--- PROPERTY LINE  
--- STREET CENTER LINE  
--- FILL

NATOMAS OFFICE BUILDING  
PUD SCHEMATIC PLAN AMENDMENT

10 May, 2006

vision  
function  
space  
culture  
ideas  
experience  
RMW  
think  
listen  
build  
speak  
architecture & interiors

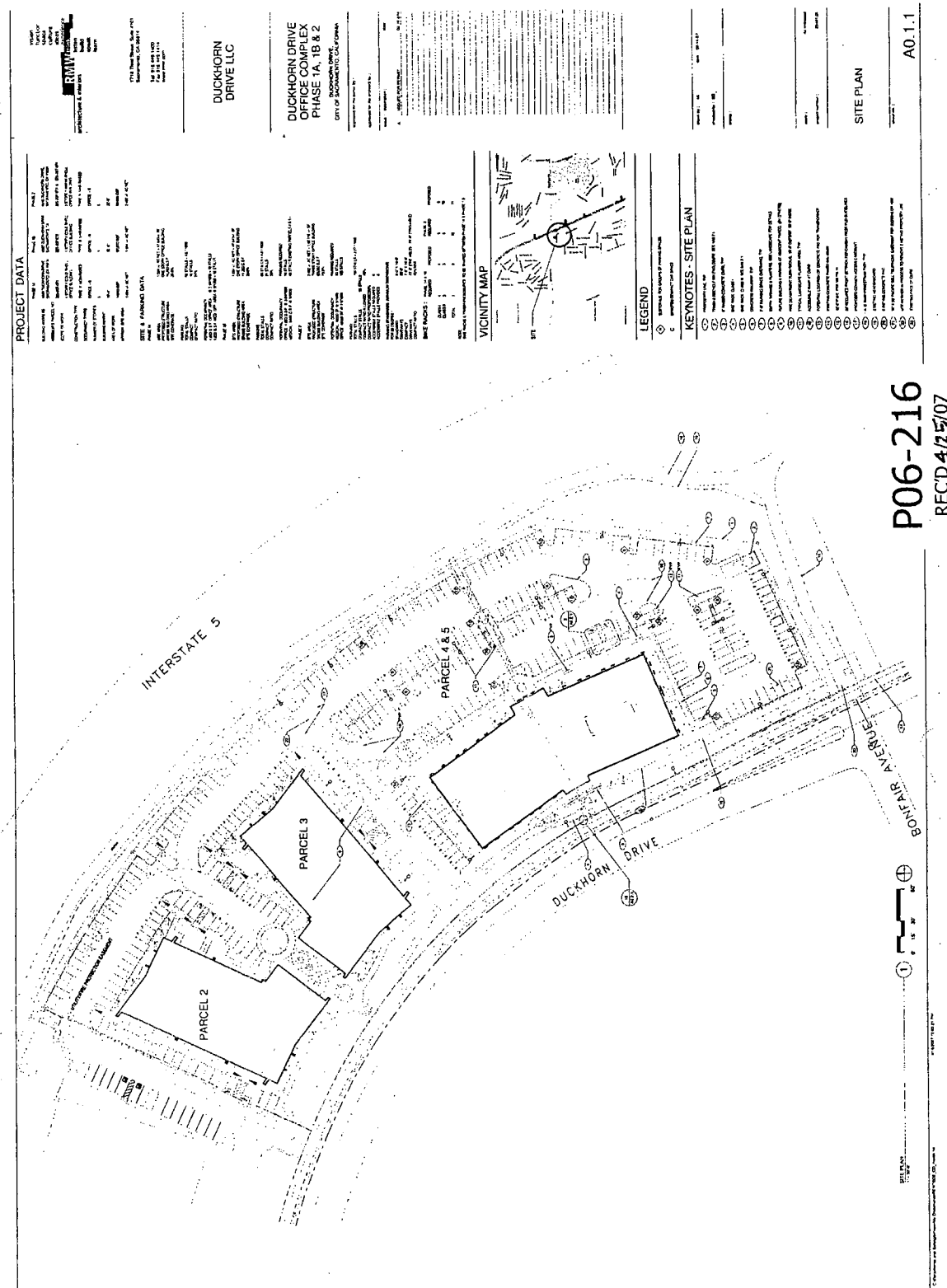
May 24, 2007



Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

Exhibit 1C: Master Plan



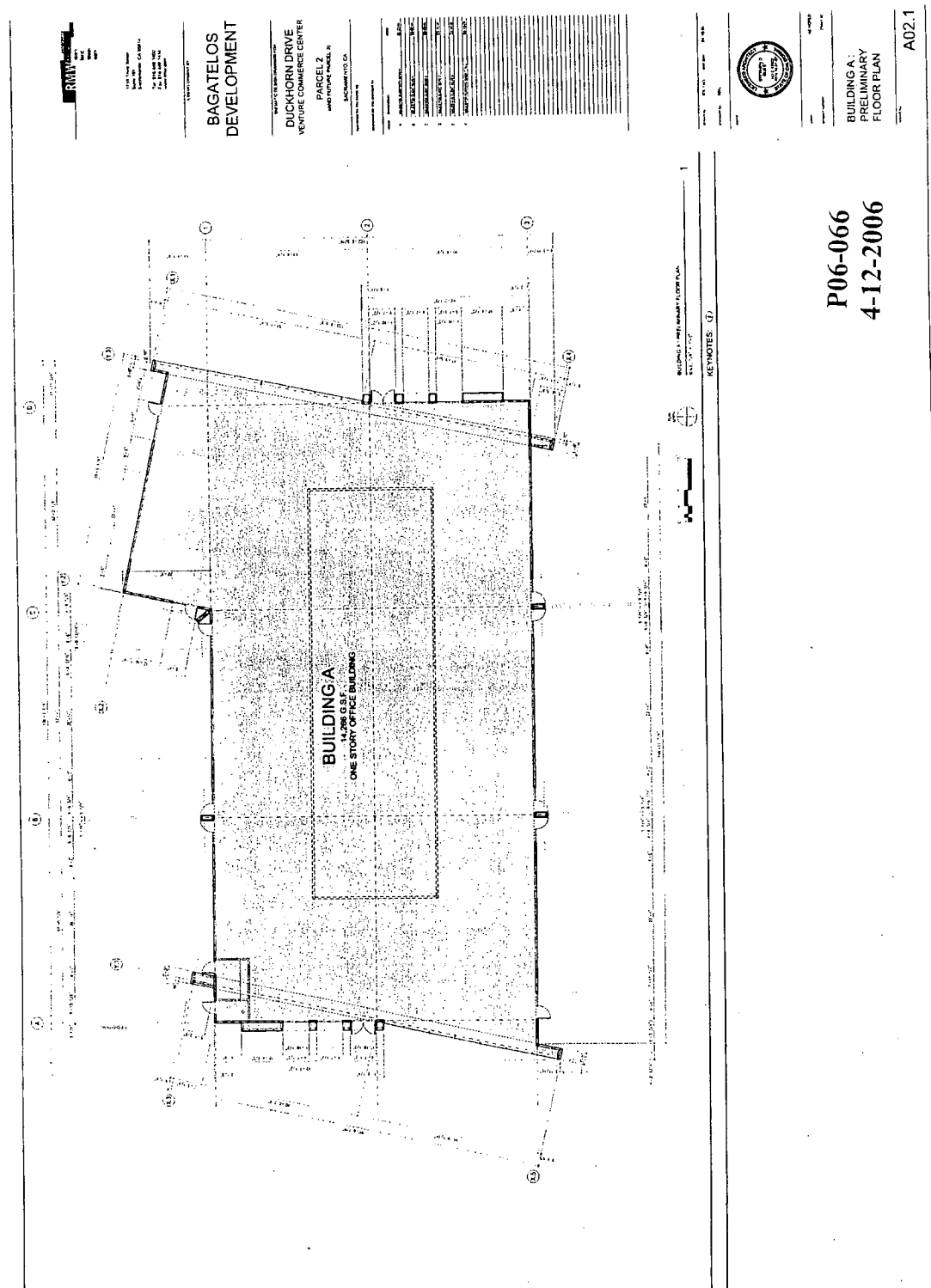
P06-216

REC'D 4/25/07

Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

Exhibit 1D: Phase 1B Floor Plan & Roof Plan



May 24, 2007

May 24, 2007



P06-216  
REC'D 1/11/07

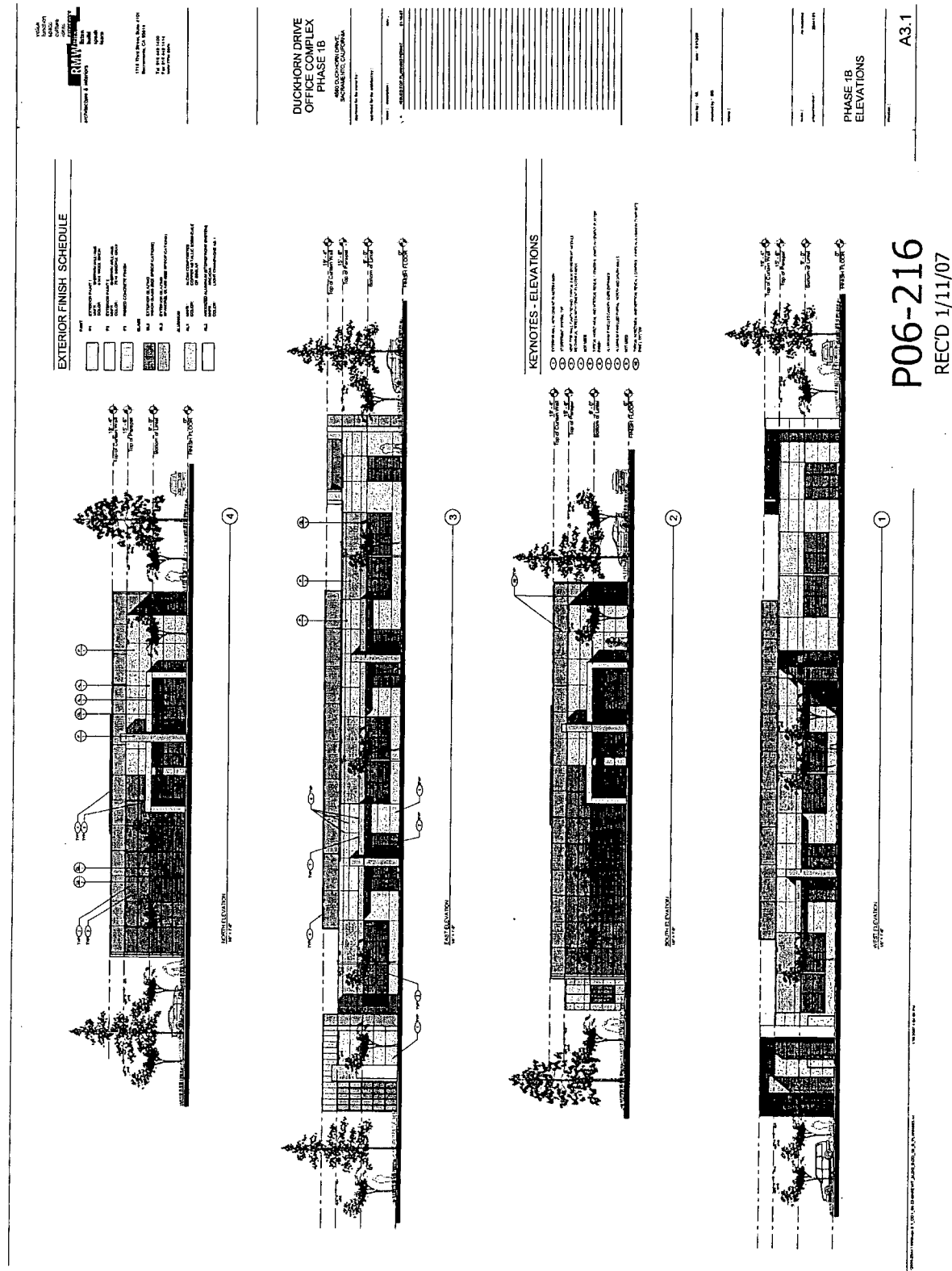
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Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

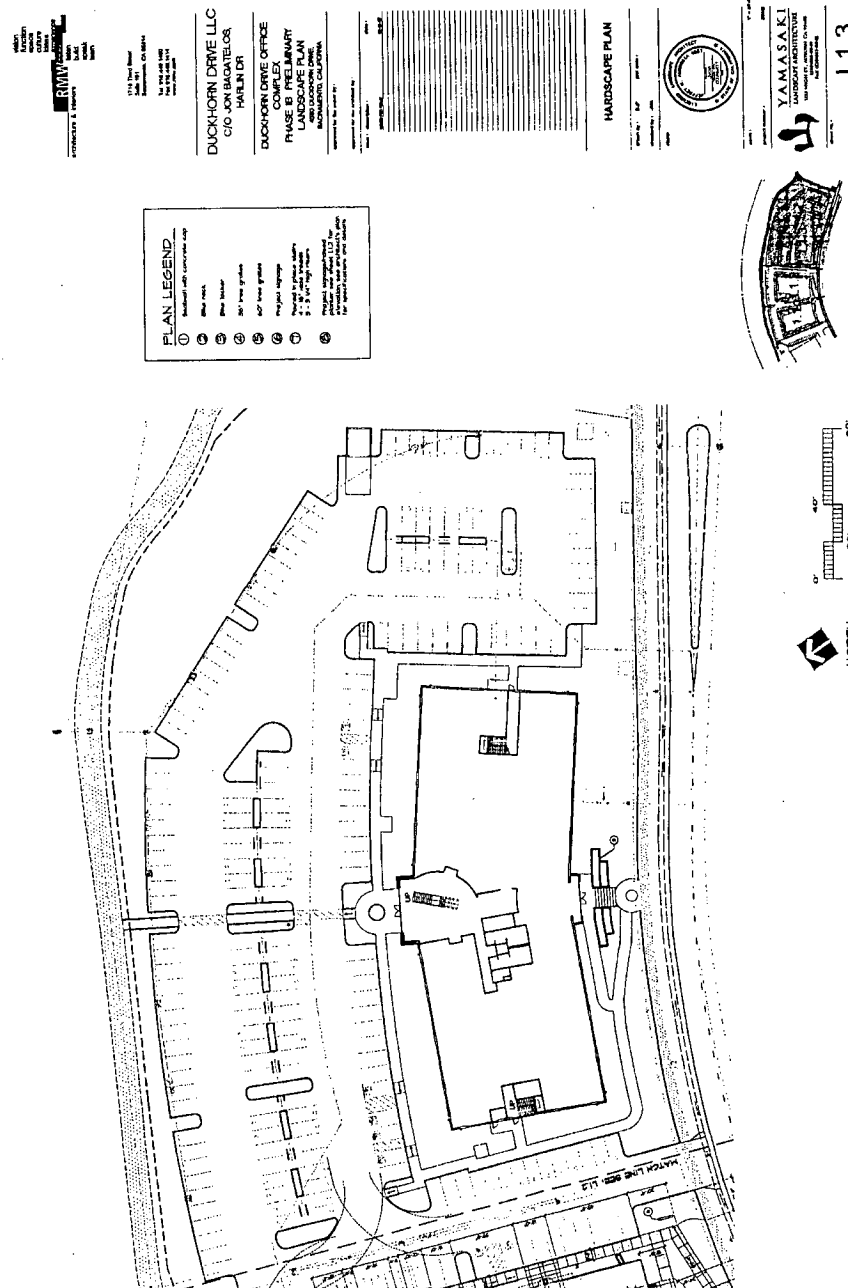
Exhibit 1G: Phase 1B Elevations



Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

Exhibit 1H: Phase 2 Site Plan



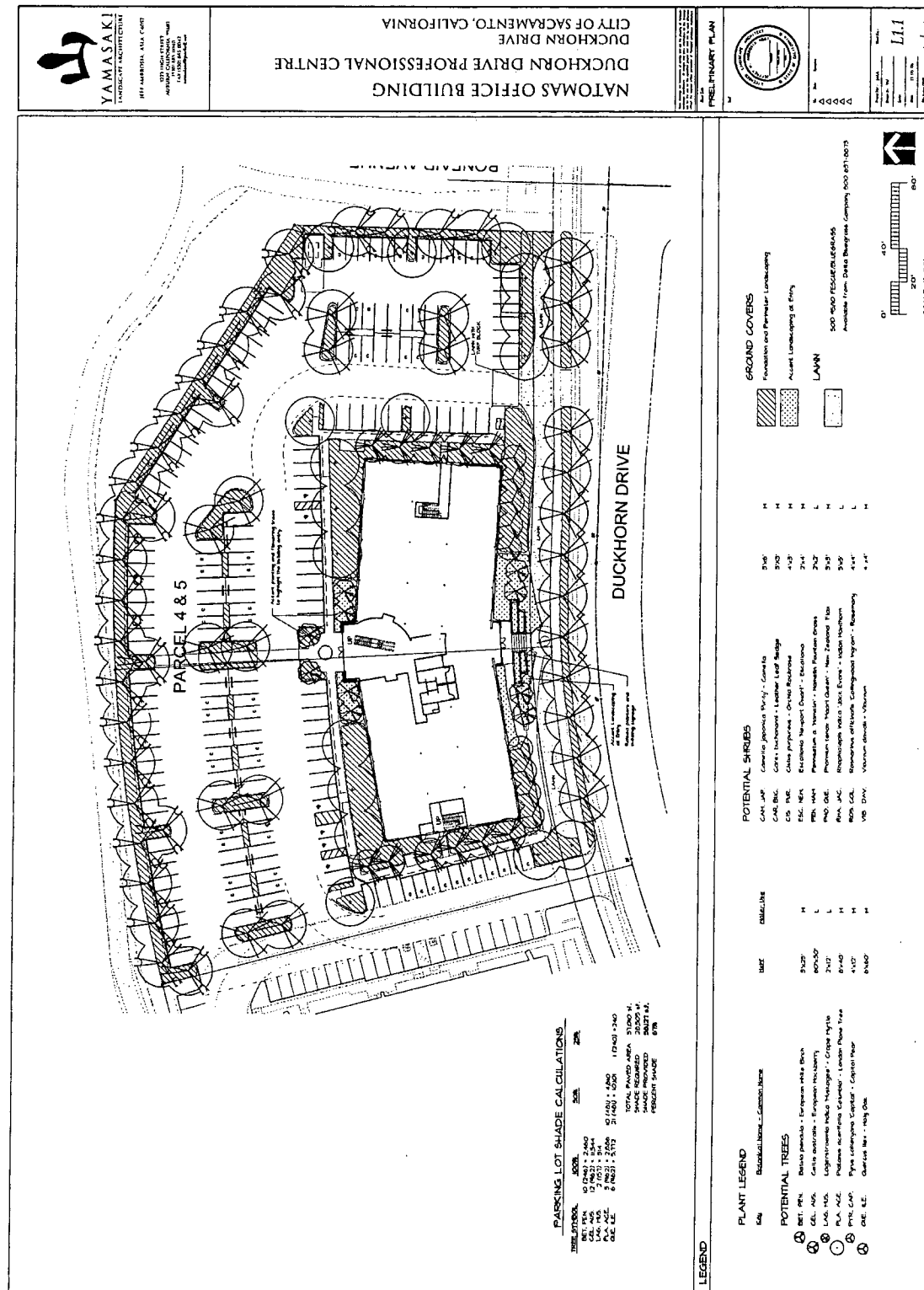
P06-216  
REC'D 4/25/07



Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

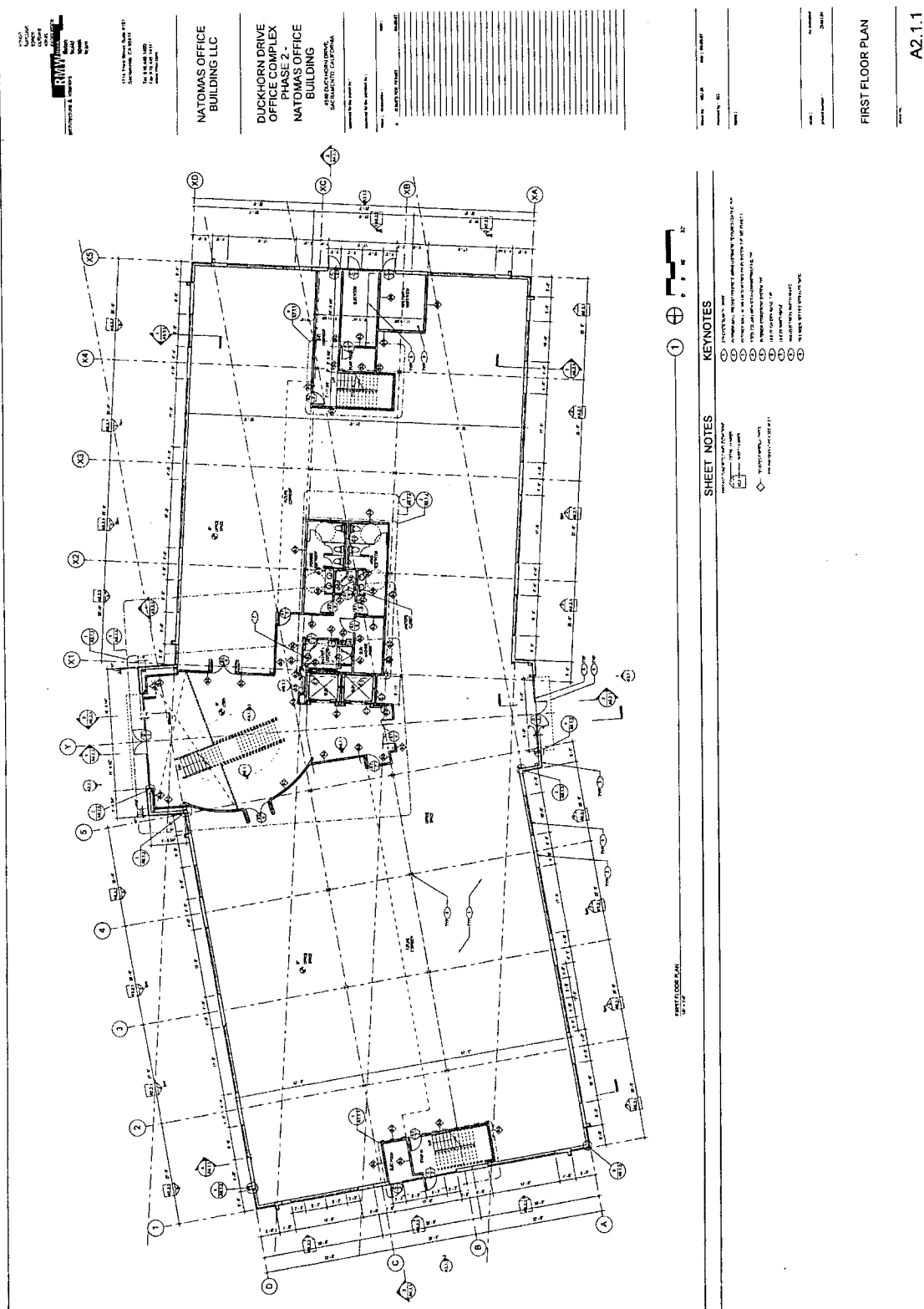
Exhibit 11: Phase 2 Landscape Plan



Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

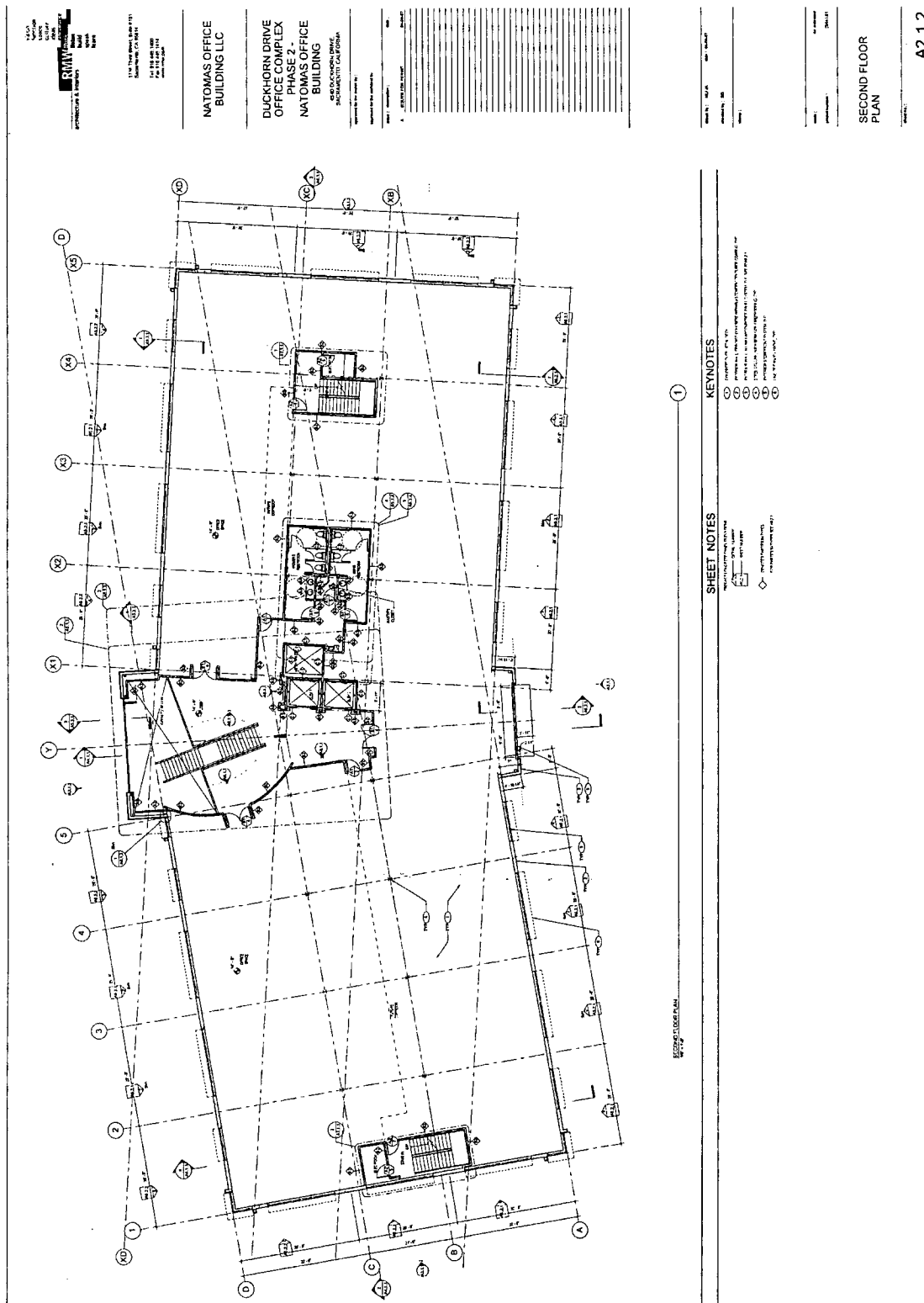
May 24, 2007

Exhibit 1J: Phase 2 First Floor Plan



4-12-2007  
P06-216

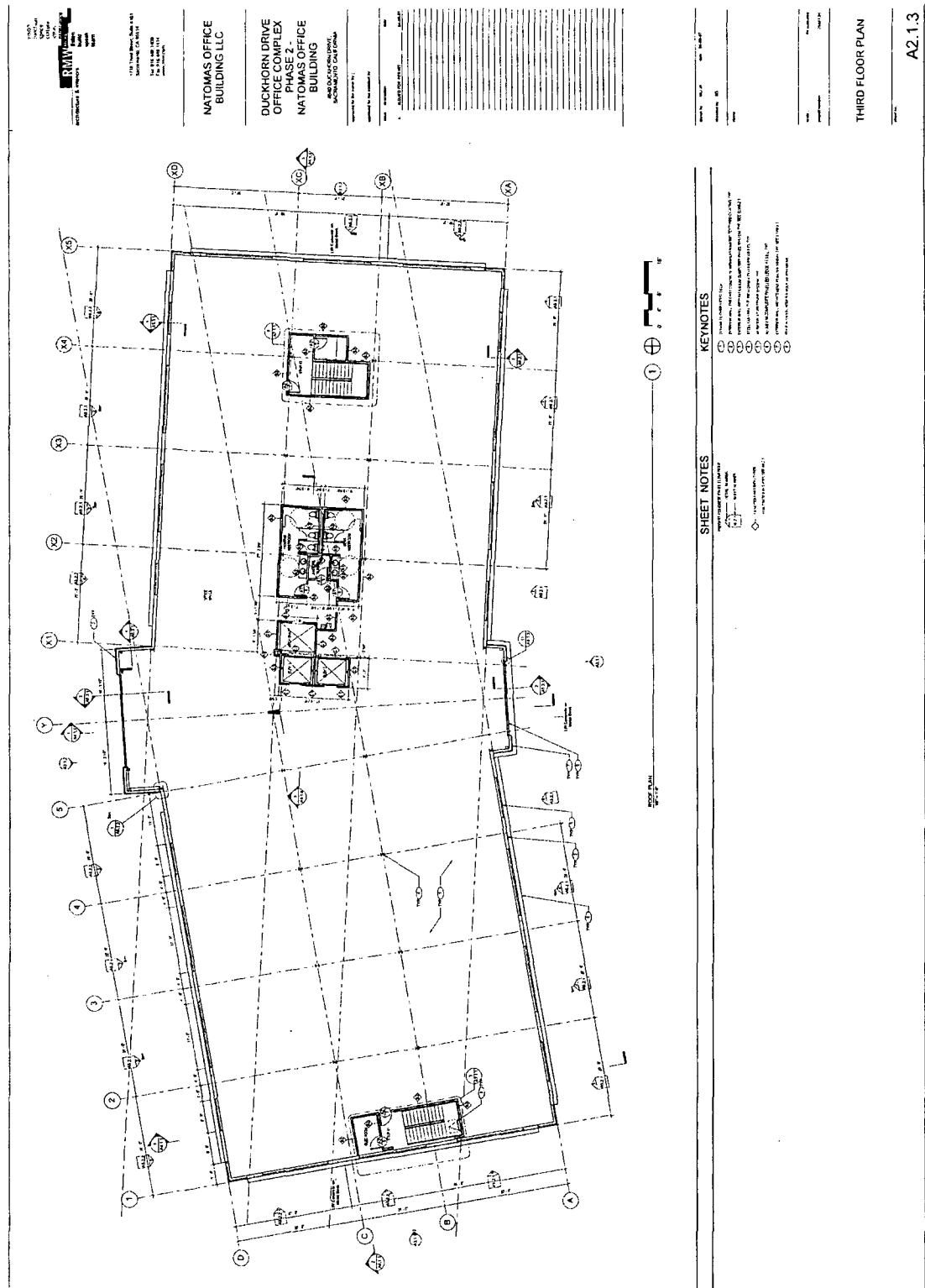
Exhibit 1K: Phase 2 Second Floor Plan



Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

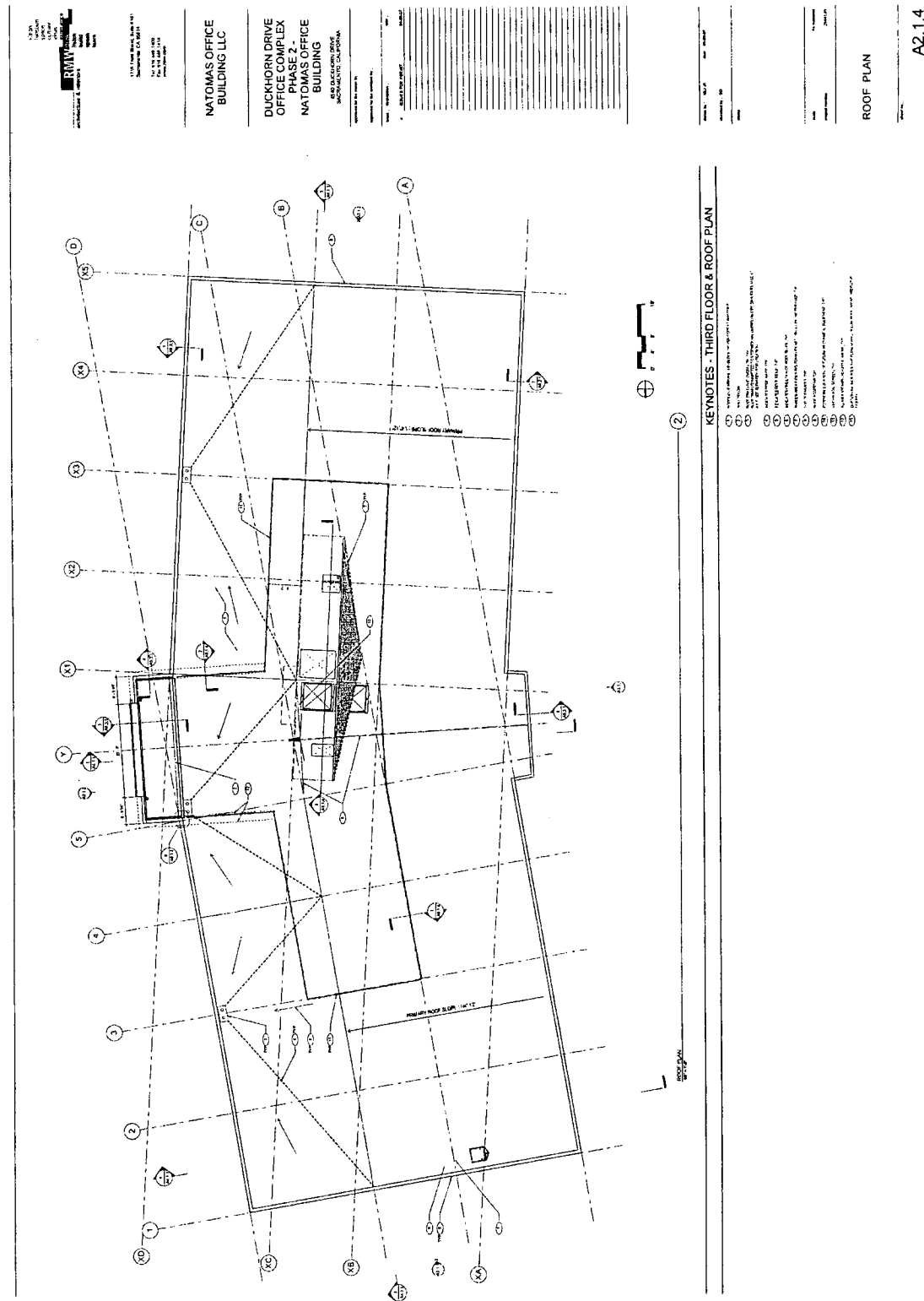
Exhibit 1L: Phase 2 Third Floor Plan



Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

Exhibit 1M: Phase 2 Roof Plan



Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

Exhibit 1N: Phase 2 Exterior Elevations



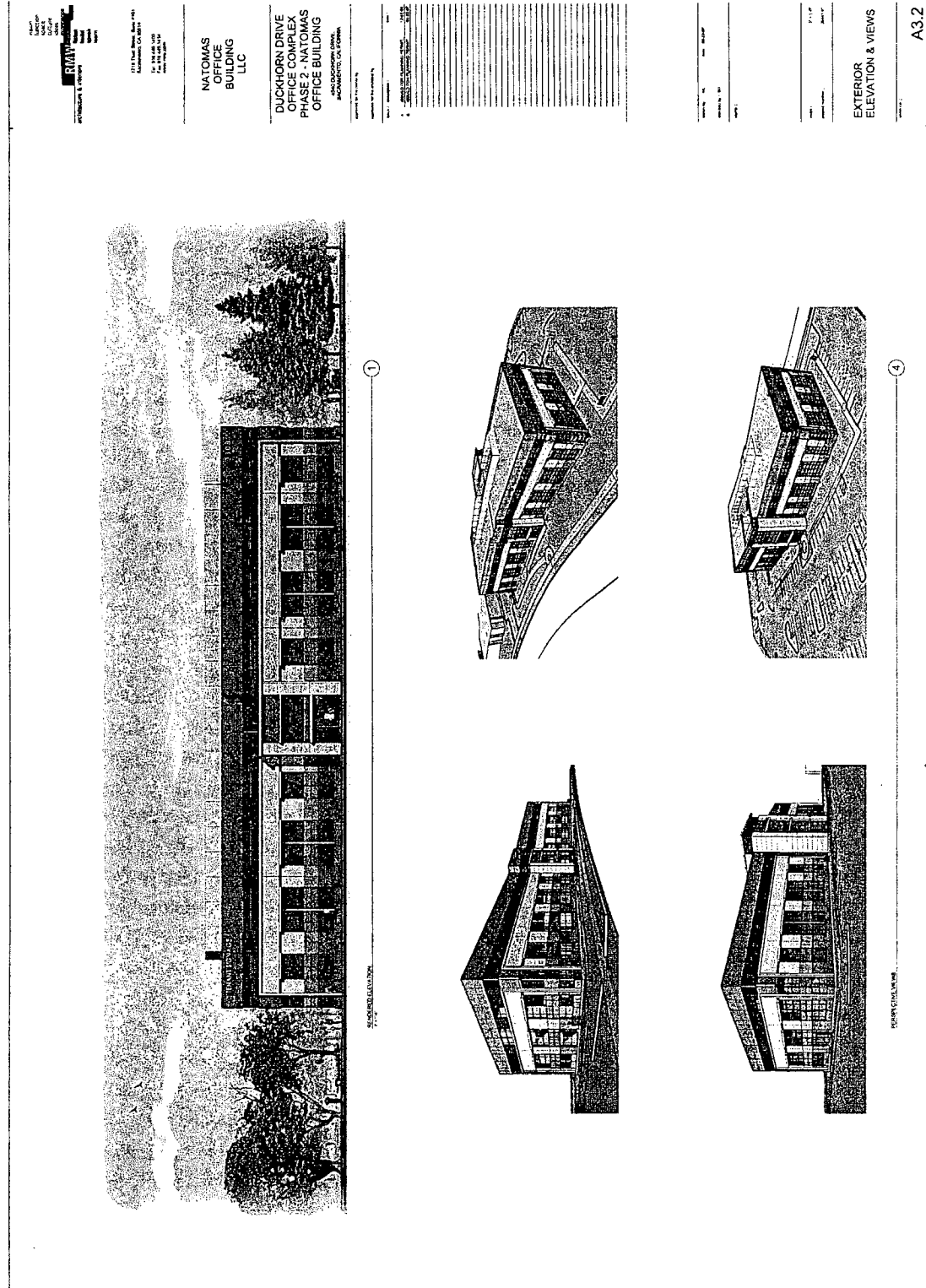




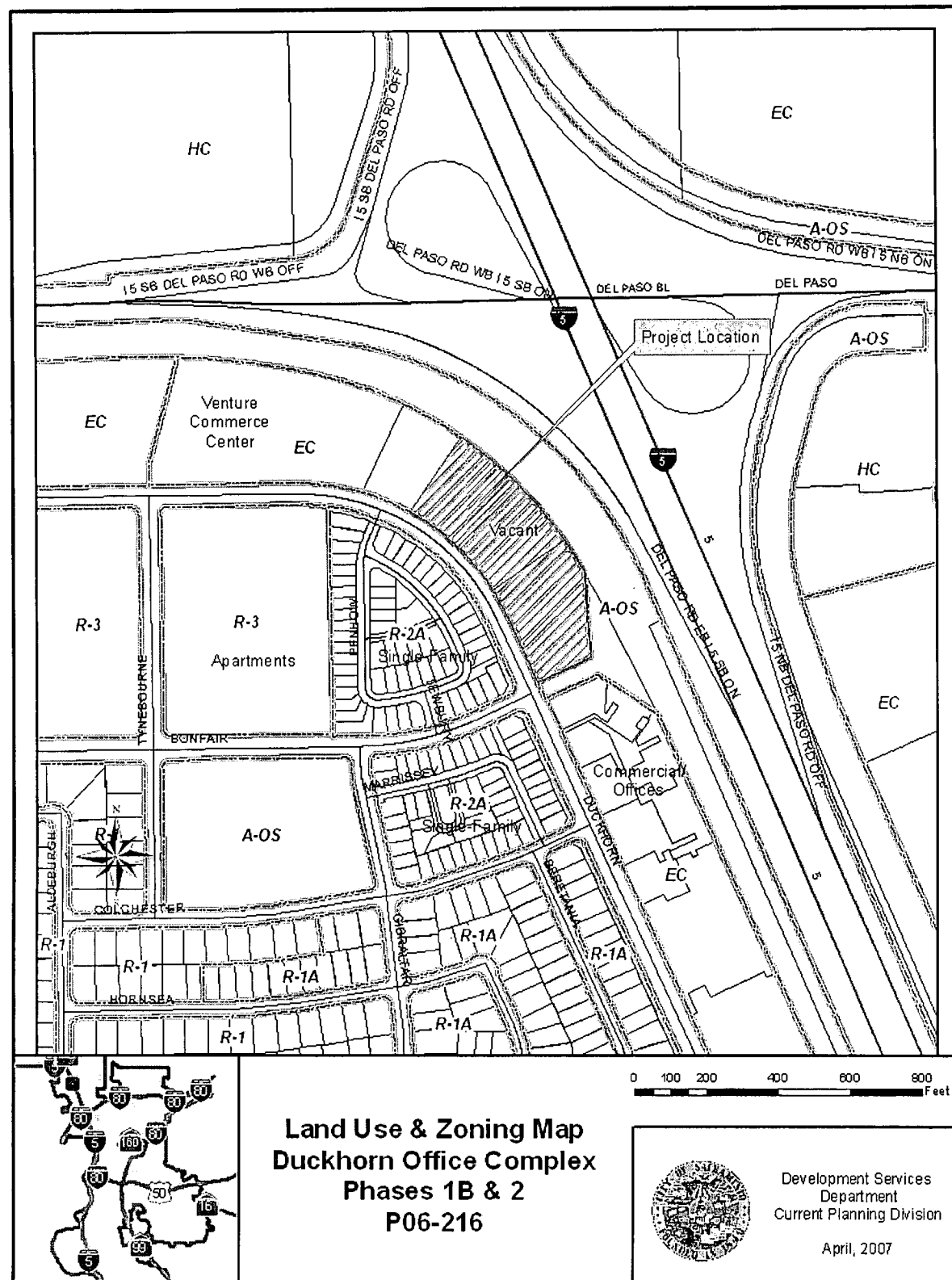
Subject: Duckhorn Office Complex Phases 1B & 2 (P06-216)

May 24, 2007

Exhibit 1P: Phase 2 Exterior Views



Attachment 2: Land Use & Zoning Map



Attachment 3: WALKSacramento Letter



April 16, 2007

David Hung, Associate Planner  
New City Hall, 3rd Floor  
915 I Street  
Sacramento, CA 95814

Re: Duckhorn Office Complex Phases 1B & 2 (P06-216)

Dear Mr. Hung,

WALKSacramento submits the following comments on Duckhorn Office Complex Phases 1B & 2 (P06-216). These comments are based upon our review of the Early Project Notification to Neighborhood Associations and a presentation made by the applicant, Jon Bagatelos, to the Natomas Chapter Partnership for Active Communities Design and Development Review Committee.

WALKSacramento encourages people to walk and bicycle in their communities. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality and a stronger sense of cohesion and safety in local neighborhoods. WALKSacramento is a member of the Partnership for Active Communities, formerly the Safe Routes Sacramento Partnership, and is funded in part by the Robert Wood Johnson Foundation. The Partnership is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. One of the ways we are doing this is through the review of proposed development projects in the Natomas community.

The project is proposed for 4550-4560 Duckhorn Drive in the North Natomas community of Sacramento. Phase 1B, on parcel 3, is a 14,283 square foot single-story office/medical office building. The building is a mirror image of the Phase 1A building immediately to the northeast (P06-066, approved by the City Planning Commission on October 26, 2006). Phase 2, on parcels 4 and 5, is a 60,000 square foot three-story office building.

The site plan for P06-066 was changed between the time of WALKSacramento's review and when it was presented to the City Planning Commission. We like several of the changes that were made. Specifically: 1) The addition of a walkway from the sidewalk to the southeast corner of the Phase 1B building provides ADA access to the buildings. 2) The plaza added to the area between Phase 1A and Phase 1B buildings provides a pleasant, walkable connection between the buildings. 3) Two additional shade trees have been added, providing more shading of walkways, increased air-quality benefits, and contributing to decreased surface temperature during the summer.

**Bicycle Lockers and Racks**

Lockers used to satisfy Class I bicycle parking facility requirements need 5' of space extending from the locker door to allow for maneuvering of bicycles. It appears that the four lockers on Parcel 2 (Building 1A, P06-066) are less than 5' from the building, but there is room to move the lockers at least a foot

farther from the building. If needed, extend the walkway so the other end of the locker also has at least 5' unobstructed hardscape.

The staff report for P06-066 stated the project is required to have two bicycle lockers. It is reasonable to allow the two additional lockers on Parcel 2 to be used to meet the locker requirements for Parcels 3, 4, and 5 (P06-216). These two lockers added to the four lockers proposed to be placed on Parcel 5 would meet the requirement of five Class I bicycle parking spaces for P06-216.

The type of bicycle rack shown on the master site plan is not identified. Preferred rack types are inverted 'U', 'A', or post-and-loop, as these will provide good support for bicycles and allow locking of bicycles in two places with cables or U-bolt locks. Each bicycle should have a parking space of 4'x6'. Racks placed in a parallel orientation should have at least 30" spacing. Racks placed in a line should have at least 48" between the 4'x6' parking spaces. There should be unobstructed space extending at least 5' from the long or short side of the bicycling parking space to allow maneuvering into the parking space. We suggest that five class II bicycle racks or five inverted 'U', 'A', or post-and-loop racks be installed instead of a single wave or ribbon type rack. Bicycles will be less susceptible to wheel or frame damage if the preferred rack types are used. Also, serious cyclists that can make the most contribution to decreased emissions will be more likely to ride their bicycles and use the racks.

#### Tree Shading

The landscape plans appear to have insufficient parking lot shading. By inspection, approximately one-third of the parking area for parcels 2 and 3 is shaded. The discrepancy between the 58% shading figure stated on the landscape drawing and 33% may be due to the size of the tree symbols being too small. As an example, the symbol for *Quercus ilex* is about 3-½ standard parking spaces wide or 28'. The area of each symbol on the drawing would appear to be about 25% greater if the symbols were the correct size (35'), but the calculated shaded area would decrease because the percentage assigned to many of the overlapping trees may decrease from 50% to 25%. The shade percentage for parcels 4 and 5 also appears to be less than required for the same reasons stated above.

The landscape plan for buildings 1A and 1B shows planters against the northwest side of the Phase 1A building and southeast side of Phase 1B building and, therefore, shade trees could not be planted there. The site plan has the planters at the parking lot curb instead of against the building and allows for planting trees that will shade the parking lot and the walkways. The planter arrangement on the site plan should be used to help maximize parking lot shading.

The situation is similar on the Phase 2 building site plan and landscape plan. The walkways next to the parking lot northwest and southeast ends of the building are not separated from the parking lot. 35' diameter trees planted within 10' of the curb are allotted 50% coverage, however, the trees indicated on the drawing, *Betula pendula*, are 15' diameter and should qualify for 0% of 246 square feet, not 100%.

Replacing the interior parking area between buildings 1A and 1B with hardscape and landscape can also help the proposed project meet the shading requirements. The trees at the interior parking area have less than 25% shading and reduce the overall shading. The interior trees, if properly sited on the property, can then be used to shade other areas of the parking lot that were not shaded. There appears to be enough room to move two handicap spaces to the rear parking area. This would result in fifty-seven parking spaces, within the range of 53-61 required if the special permit reductions allowed by the North Natomas Community Plan are granted.

#### Pedestrian Walkways

Pedestrian travel between the single-story buildings and the three story building will be across the driveway and through either parking spaces or planters. On this, the site plan and the landscape plans are in agreement. Since the buildings are sharing bicycle lockers and there may be other foot traffic

between the buildings, we suggest extending the walkways in front of the buildings to a textured and stained crosswalk across the driveway. This feature would be a great improvement from an ADA and safety perspective.

Also missing is a pedestrian walkway from the southeast end of the three story building to the public sidewalk. We suggest extending the proposed walkway where the bicycle lockers are located to both the front entrance and the public sidewalk. This improvement could also increase the hardscape area around the bicycle lockers, increasing the access to the lockers.

**Summary of Suggestions**

1. The bicycle lockers on parcel 2 should have at least 5' unobstructed hardscape at each end.
2. Specify the bicycle racks as "one class II bicycle rack or one inverted 'U', 'A', or post-and-loop rack per bicycle parking space."
3. Provide recommended spacing between bicycle racks.
4. Increase the number of parking lot shade trees and adjust spacing to maximize percentage shading.
5. Replace the interior parking area between buildings 1A and 1B with landscape and hardscape.
6. Add a pedestrian connection at the front of the buildings between parcels 3 and 4.
7. Add a pedestrian walkway from the bicycle lockers on parcel 5 to the front entrance and the public sidewalk.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 709-9843 or [cholm@walksacramento.org](mailto:cholm@walksacramento.org).

Sincerely,

Chris Holm  
Project Analyst

WALKSacramento  
909 12<sup>th</sup> Street, Suite #122  
Sacramento, CA 95814

cc: Jon Bagatelos, Natomas Office Building LLC  
Rich Bell, Active Living by Design  
Jeane Borkenhagen, Sacramento Metro Air Quality Management District  
Ed Cox, City of Sacramento - Public Works Department  
Steve Farrar, Natomas Unified School District Superintendent  
Dan Roth, City of Sacramento - Councilman Tretheway's Office  
Walt Seifert, Sacramento Area Bicycle Advocates (SABA)  
Paul Zykofsky, Local Government Commission