



34

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

December 8, 1988

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: RIVER PLAZA (P88-002)

APPROVED
BY THE CITY COUNCIL

DEC 13 1988

OFFICE OF THE
CITY CLERK

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SUMMARY

Attached for the Council's review and approval are the resolutions adopting findings relative to the environmental effects and overriding considerations, amending the Natomas Oaks schematic plan, establishing the River Plaza PUD, schematic plan and development guidelines and the ordinance rezoning 37+ gross acres to office building (OB-PUD).

BACKGROUND INFORMATION

On November 29, 1988, the City Council moved an intent to approve 336,400 gross building square feet of office to be known as the River Plaza PUD. The attached resolutions and ordinance provide for the land use and describe the development guidelines that will govern the River Plaza PUD.

RECOMMENDATIONS

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

Respectfully submitted,

Michael M. Davis
Director of Planning and Development

RECOMMENDATIONS APPROVED:

Walter J. Slipes, City Manager

MMD:DP:ob
attachments
P88-002

December 13, 1988
District 1

December 8, 1988

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: RIVER PLAZA (P88-002)

SUMMARY

Attached for the Council's review and approval are the resolutions adopting findings relative to the environmental effects and overriding considerations amending the National City schematic plan, establishing the River Plaza PUD, schematic plan and development guidelines and the ordinance rezoning 37.5 gross acres to office building (OB PUD).

BACKGROUND INFORMATION

On November 20, 1988, the City Council moved an intent to approve 380,400 gross building square feet of office to be known as the River Plaza PUD. The attached resolutions and ordinance provide for the land use and describe the development guidelines that will govern the River Plaza PUD.

RECOMMENDATIONS

It is recommended that the City Council adopt the attached resolutions and ordinances.
Respectfully submitted,

Michael M. Davis
Director of Planning and Development

RECOMMENDATIONS APPROVED:

Walter J. Sills, City Manager

188-002
attachments
188-002

December 13, 1988
District 1



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1231 I STREET
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attachments
P88-002

December 13, 1988
District 1

34

APPROVED
BY THE CITY COUNCIL
DEC 13 1988
OFFICE OF THE
CITY CLERK

1059
~~88-1058~~

RESOLUTION No.

Adopted by The Sacramento City Council on date of *As amended*

RESOLUTION AMENDING THE NATOMAS OAKS PUD
DEVELOPMENT GUIDELINES AND SCHEMATIC PLAN TO RENAME
THE PUD "RIVER PLAZA" AND TO ALLOW OFFICE DEVELOPMENT
(P88-002)

WHEREAS, the City Council conducted public hearings on numerous occasions in 1988 to consider the amendment of the schematic plan and development guidelines for that project currently known as River Plaza (formerly known as Natomas Oaks and Riverview Oaks). 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 guidelines amendments (hereafter "PUD Amendments") conform to the General Plan and the 1988 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 office, development designed to assure that new development is healthy and of long lasting benefit to the community and the city.
3. The PUD Amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD 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 Natomas Oaks PUD is hereby renamed the River Plaza PUD and that the PUD schematic plan and development guidelines are hereby amended in accordance with the following Exhibits:

- Exhibit "A" - Narrative legal description of all land in the River Plaza PUD.
- Exhibit "B" - River Plaza Development Guidelines, attached and hereby incorporated herein by reference.

- Exhibit "C" - River Plaza Schematic Plan, attached and hereby incorporated herein by reference.
- Exhibit "D" - River Plaza PUD Conditions.

 ANNE RUDIN, MAYOR

ATTEST:

 CITY CLERK

DESCRIPTION OF PROPERTY TO BE REZONED

Parcel B, as said parcel is shown on that certain Parcel Map entitled "Parcel 1, 77 P.M. 7 and a Portion of Lot A, 75 P.M. 34," recorded in the office of the Recorder of Sacramento County in Book 81 of Parcel Maps at Page 10.

ATTACHMENT B

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DEVELOPMENT GUIDELINES

RIVER PLAZA
(P88-002)

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Section VIII	Building Occupancy

Exhibit "B"

Revised April 1988

I. PURPOSE AND INTENT

River Plaza 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 River Plaza Architectural Review Committee. River Plaza shall establish and maintain a separate architectural review committee established by the declarants and providing for successors which shall be set forth in the respective CC and R's governing the project. The Architectural Review Committee shall adhere to the following objectives in reviewing the development plans:

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

These Development Guidelines shall incorporate the Schematic Plan for River Plaza approved by the Sacramento City Council by Resolution (No. ~~88-071~~). 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.

If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.*

- 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 project.
- 28. Total gross square footage of buildings by type of use and not acreage already approved by a special permit within the same zone in the PUD.
- 29. A transportation systems management plan.
- 30. Submit for review and approval with each special permit application documentation demonstrating successful performance in implementation of TSM facilities for the development.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

- 1. The overall gross square footage (GSF) in the OB zone in River Plaza shall not exceed ~~374,000~~ building square feet.
336,600
- 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 parks are intended to house large corporate office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted.
- C. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.

IV. ENVIRONMENTAL STANDARDS IN THE OFFICE BUILDING ZONE

A. General

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

B. Landscaping

- 1. General: Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.
- 2. Minimum Landscaping Coverage: Minimum landscape coverage percentage within the PUD shall be:

BUILDING HEIGHT	MINIMUM LANDSCAPE COVERAGE
25' or less	20%
26'-65'	25%
66'-135'	30%

- 3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the ~~Riverview-Oaks~~ 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.

River Plaza

4. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover.
 5. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
 6. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.
 7. Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
 8. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
 9. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.
- Boundary landscaping is required on all interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the required number of trees. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover.
10. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.

- 11. The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.

C. Pedestrian Circulation

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

D. Parking Area Standards

- 1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
- 2. Required off-street parking shall be provided on the site served.
- 3. Parking Requirements:
 - a. Office (OB Zone)
 - 1) One automobile parking space for each 250 square feet of gross floor area.
 - 2) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.
 - 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.
 - b. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
 - c. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.

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

- d. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.
- e. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

E. Exterior Lighting:

- 1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
- 2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- 3. Lighting shall be oriented away from the properties adjacent to the PUD.
- 4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:

- 1. Purpose and Intent. It is the intent of these restrictions to prevent any use of the office parks which may create dangerous, injurious, noxious or otherwise objectionable conditions.
- 2. Nuisances. No nuisance shall be permitted to exist in the office park. 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 office park 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 office park 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.

Any on-site bicycle/pedestrian facilities that have not been dedicated to the City shall have connections to the City's bikeway/pedestrian circulation system. These connections shall be designed and constructed to the satisfaction of the Traffic Engineer.

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 architectural design of the offices shall be compatible with the adjacent residential as well as visually interesting from the freeway and surface streets.

C. Building Setbacks

	Building Setback	Landscaped Setback
Oak Landing Way, Garden Highway	50'	50'*
Natomas Oaks Park	20'	-
Perimeter of Properties Abutting the Natomas Main Drain (Contiguous to OB Zone)	-	20'
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 is the maximum building height.

- 1. OB Zone - 135 feet.

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

NOTE: Structures greater than 65 feet in height shall require both City Planning Commission and City Council review and approval and approval by the City Council.**

E. Exterior Wall Materials

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

F. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
2. The general overall atmosphere of color shall be earth tones, which includes muted shades of gray and muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green and terra verts. Redwood, natural stone, brick, dark duranodic aluminum 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 River Plaza.
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 or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

K. Outside Storage

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

L. Garbage Services/Trash Enclosures

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

M. Utility Connections, Mechanical Equipment and Communications Equipment

- 1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
- 2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
- 3. All utility lines shall be underground.
- 4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
- 5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
- 6. Mechanical equipment shall not be located adjacent to residences.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

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

Q. Miscellaneous Development Criteria

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

VI. SIGN CRITERIA AND REGULATIONS

River Plaza

A. The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the Riverview-Oaks 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 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.

modify
 consistent
 with other
 South Natomas
 PUDs

- 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.

Riverview Oaks

- 2. Informational and directional signs relating to pedestrian and vehicular flows within the Riverview Oaks 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. 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 - Detached Signage

- 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.

H. OB Office Building Zone - Attached Signs

Attached signage shall be permitted subject to the following requirements. The specific sign program shall be developed by a professional graphic artist or designer with demonstrated ability in sign design.

modify
consistent
with other
South Natamas
PUDs

o If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.

o A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines. Except as provided in Section VI-H below, City Planning staff shall review and approve all signs consistent with these Guidelines.

1. Materials, Construction and Design

a. Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.

b. Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 1/2) inches and be reverse pan channel construction in one of the following:

- 1) Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns.
- 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns.
- 3) Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.

2. Number - One (1) sign per building.

3. Illumination

- a. Letters may be internally illuminated to create a halo backlighted effect or non-illuminated letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.
- b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- c. Internally lit plastic signs are prohibited.

4. Location

- a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
- b. Signs may be located any where on face of building subject to 4 (c) and (d) below and may be oriented toward the freeway. However, no sign shall be specifically designed or oriented to be viewed from the American and Sacramento Parkways.
- c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
- d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building special permit or, if on a building for which a special permit was approved prior to January 30, 1986, in a location approved by the Planning Director.

5. Wording and Logos. A sign may consist of a company logo and/or a company name. No other wording is permitted.*

6. Maximum Signage

- a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.
- b. The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.
- c. A sign located below the second floor windows shall not exceed 50 square feet.
- d. In a scale consistent with (A); (B), and (C) above, the Planning Director shall determine the maximum size of the following types of signs:

- 1) Signs located other than as specified in (A) and (C) above.
 - 2) Signs located on buildings with a unique or unusual architectural design.
7. a. If not specifically approved as part of the Special Permit for the building, the following types of signs shall require a Planning Director's Special Permit pursuant to Zoning Ordinance 15H.
- 1) Signs not located in the "upper signage area", as defined in subsection 4-C above.
 - 2) Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-B above.
- b. Except as provided in 7-A above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.

VII. ISSUANCE OF BUILDING PERMITS

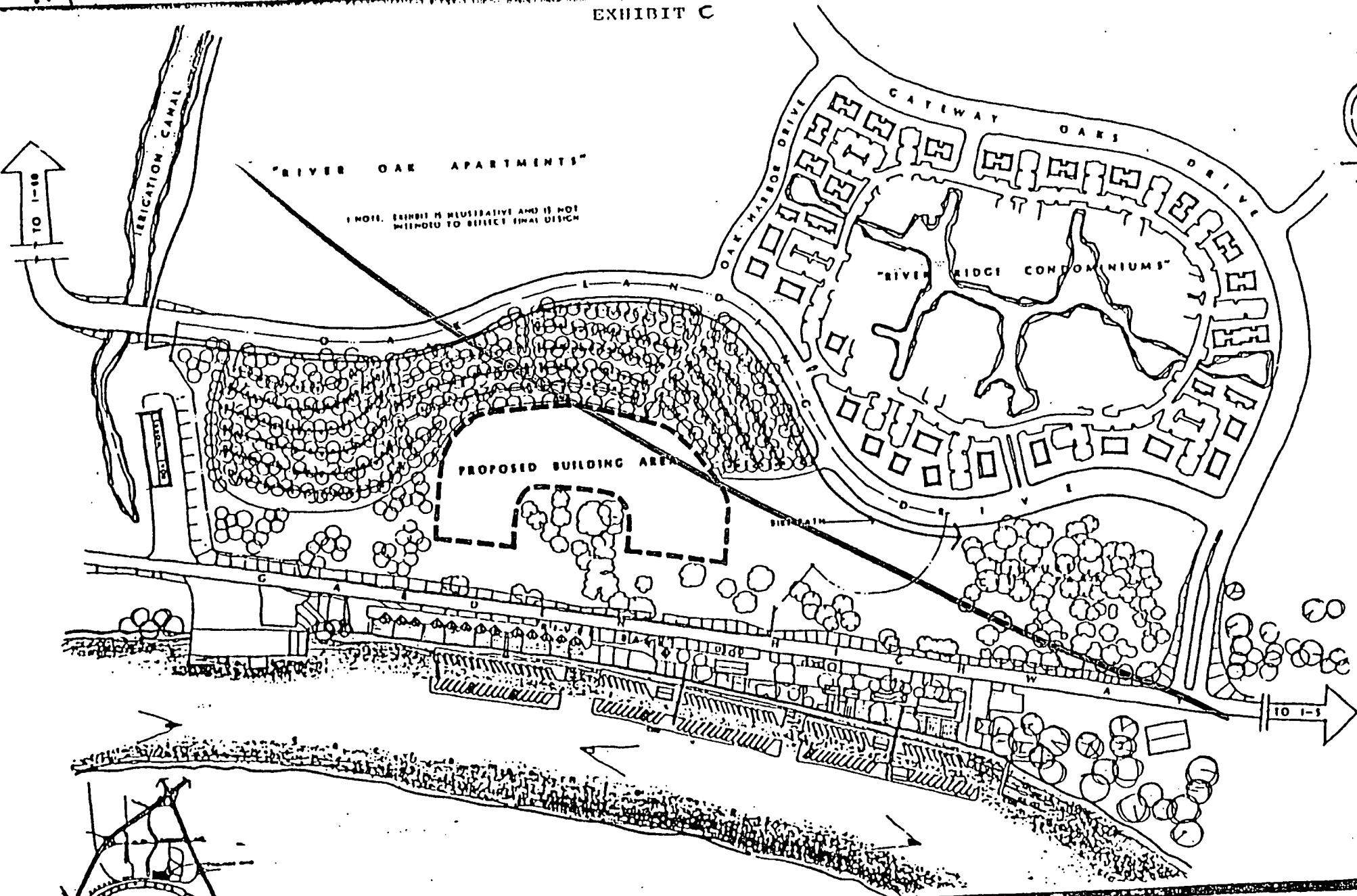
Except as otherwise provided in the Special Permit or in the Resolution, no building permit shall be issued for any building or structure in a Planned Unit Development Project or a land area covered by a Planned Unit Development Designation until the plans submitted for the building permit have been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

VIII. BUILDING OCCUPANCY

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

DP:jg
wp-4/1/88

EXHIBIT C



"RIVER OAK APARTMENTS"

(NOTE: EXHIBIT IS ILLUSTRATIVE AND IS NOT
MEANT TO BE FINAL DESIGN)

PROPOSED BUILDING AREA

GATEWAY OAKS DRIVE

OAK HARBOUR DRIVE

"RIVER RIDGE CONDOMINIUMS"

RIVER RIDGE DRIVE

BIKEPATH

PARKING

I-5

VICINITY MAP

RIVER VIEW OAKS
SACRAMENTO CALIFORNIA
SCHEMATIC SITE PLAN

SCHEME

RIVER PLAZA PUD

CONDITIONS OF APPROVAL

P88-002

The applicant shall:

1. Pay the cost (connection fees) of providing water to the site.
2. Participate in the Transportation Systems Management Programs (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include but is not limited to provision of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Submit for review and approval with each special permit application, documentation demonstrating successful performance in implementation of TSM facilities for the development.

Incorporate the final, approved TMP in the Covenants, Conditions, and Restrictions (C.C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

Provide funding and resources to the Transportation Management Association servicing the area as requested and outlined by the City. This participation may include the provision of funding and resources to the Transportation Management Association for that area.

Comply with any applicable requirements of the current Citywide TSM Ordinance.

3. 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.

4. 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.

5. Dedicate and improve River Plaza Drive to include 5 foot bike lanes with parking prohibited. Additional bike lane dedication and improvement requirements will be addressed at the Special Permit stage.

6. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.

7. 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.

8. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. 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.~~

Granting of future discretionary land use entitlements beyond zoning shall be withheld until the FBA or other financing mechanism is in place, unless the applicants agree to participate in the FBA or other equitable funding mechanism to finance needed community facilities at the time of such future discretionary entitlements.

9. A. The owners and other principals of development in the PUD shall have and assume the obligation to acquire information reasonably available to the public relevant to the development which is sufficient to inform subsequent purchasers of the existing level of flood protection and the applicable flood elevations in the possession of the Army Corps of Engineers, whether or not such information has been adopted as part of an official FEMA flood map or the City's flood plain management ordinance, and to pass on such information to subsequent purchasers and tenants of the development. The City shall provide to owners any requested public information it possess relating thereto. The City manager is authorized to develop and implement procedures and requirements to carry out the intent of this paragraph, including defining the meaning of "other principals" of the development to include lenders and others related to the project.

B. As a condition to any future discretionary land use entitlement, Developer shall execute and record in the County Recorder's Office, in favor of the City of Sacramento in a form satisfactory to the City Attorney, hold harmless, waivers exculpation and assumption of risk clauses for all new development which is not built at an elevation consistent with an elevation that is one foot above the flood data currently being prepared by the Army Corps of Engineers.

10. Contribute 25 percent of the cost of a new bridge over the Natomas Main Drainage Canal.

11. Contribute to the reconstruction and widening of River Plaza Drive between Gateway Oaks Drive and Oak Harbour Drive.

12. Contributions to Nos. 10 and 11 above shall be \$300,000 and shall be adjusted correspondingly with the Construction Cost Index as reported in the Engineering News Record on or after January 1, 1988. In the event that the contributions to Nos. 10 and 11 above are less than \$300,000, applicant/property owner agrees to contribute up to the \$300,000 maximum, if required to do so by the City, for use in other traffic projects of direct benefit to the project site.

13. Enter into an agreement with Riverbank Marina, which would make on-site parking available for patrons of Riverbank Marina, before and after River Plaza office park hours. Providing that River Plaza may require reasonable items, including but not limited to liability insurance, provision for maintenance and provision for security.

Provide pedestrian access; including handicap access, from the above mentioned parking area across Garden Highway to the satisfaction of the Traffic Engineer.

14. River Plaza Drive shall be rebuilt to an 80 foot right-of-way between Gateway Oaks Drive and Natomas Main Drainage Canal to the alignment on file with the City Traffic Engineer.

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RESOLUTION No. 88-1059

Adopted by The Sacramento City Council on date of

DEC 13 1988

RESOLUTION AMENDING THE NATOMAS OAKS PUD DEVELOPMENT GUIDELINES AND SCHEMATIC PLAN TO RENAME THE PUD "RIVER PLAZA" AND TO ALLOW OFFICE DEVELOPMENT (P88-002)

WHEREAS, the City Council conducted public hearings on numerous occasions in 1988 to consider the amendment of the schematic plan and development guidelines for that project currently known as River Plaza (formerly known as Natomas Oaks and Riverview Oaks). 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 guidelines amendments (hereafter "PUD Amendments") conform to the General Plan and the 1988 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 office, development designed to assure that new development is healthy and of long lasting benefit to the community and the city.

3. The PUD Amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD 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 Natomas Oaks PUD is hereby renamed the River Plaza PUD and that the PUD schematic plan and development guidelines are hereby amended in accordance with the following Exhibits:

- Exhibit "A" - Narrative legal description of all land in the River Plaza PUD.
- Exhibit "B" - River Plaza Development Guidelines, attached and hereby incorporated herein by reference.

- Exhibit "C" - River Plaza Schematic Plan, attached
and hereby incorporated herein by
reference.
- Exhibit "D" - River Plaza PUD Conditions.

ANNE RUDIN

ANNE RUDIN, MAYOR

ATTEST:

ACTING **JANICE BEAMAN**

Assistant CITY CLERK

DESCRIPTION OF PROPERTY TO BE REZONED

Parcel B, as said parcel is shown on that certain Parcel Map entitled "Parcel 1, 77 P.M. 7 and a Portion of Lot A, 75 P.M. 34," recorded in the office of the Recorder of Sacramento County in Book 81 of Parcel Maps at Page 10.

Exhibit B

**DEVELOPMENT GUIDELINES
RIVER PLAZA
(P88-002)**

TABLE OF CONTENTS

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

December 1988

RESOLUTION No. 88-1059

I. PURPOSE AND INTENT

River Plaza 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 River Plaza Architectural Review Committee. River Plaza shall establish and maintain a separate architectural review committee established by the declarants and providing for successors which shall be set forth in the respective CC and R's governing the project. The Architectural Review Committee shall adhere to the following objectives in reviewing the development plans:

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

These Development Guidelines shall incorporate the Schematic Plan for River Plaza approved by the Sacramento City Council by Resolution No. 88- . 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.

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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.

If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.

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).

88-1059

RESOLUTION No. _____

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 project.
28. Total gross square footage of buildings by type of use and not acreage already approved by a special permit within the same zone in the PUD.
29. A transportation systems management plan.
30. Submit for review and approval with each special permit application documentation demonstrating successful performance in implementation of TSM facilities for the development.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. The overall gross square footage (GSF) in the OB zone in River Plaza shall not exceed 336,600 building 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 parks are intended to house large corporate office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted.
 - C. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.

IV. ENVIRONMENTAL STANDARDS IN THE OFFICE BUILDING ZONE

A. General

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

B. Landscaping

- 1. General: Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.
- 2. Minimum Landscaping Coverage: Minimum landscape coverage percentage within the PUD shall be:

<u>BUILDING HEIGHT</u>	<u>MINIMUM LANDSCAPE COVERAGE</u>
25' or less	20%
26'-65'	25%
66'-135'	30%

- 3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the River Plaza approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the planning department.

4. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover.
 5. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
 6. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.
 7. Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
 8. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
 9. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.
- Boundary landscaping is required on all interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the required number of trees. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover.
10. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.

11. The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.

C. Pedestrian Circulation

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

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Required off-street parking shall be provided on the site served.
3. Parking Requirements:
 - a. Office (OB Zone)
 - 1) One automobile parking space for each 250 square feet of gross floor area.
 - 2) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.
 - 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.
 - b. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
 - c. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.

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

- d. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.
- e. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

E. Exterior Lighting:

- 1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
- 2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- 3. Lighting shall be oriented away from the properties adjacent to the FUD.
- 4. Exterior lighting fixtures shall be similar and compatible throughout the FUD.

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 office park. The term "nuisance" shall include, but not be limited to, 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 office park 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 office park 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.

Any on-site bicycle/pedestrian facilities that have not been dedicated to the City shall have connections to the City's bikeway/pedestrian circulation system. These connections shall be designed and constructed to the satisfaction of the Traffic Engineer.

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 architectural design of the offices shall be compatible with the adjacent residential as well as visually interesting from the freeway and surface streets.

C. Building Setbacks

	Building Setback	Landscaped Setback
Oak Landing Way, Garden Highway	50'	50'*
Natomas Oaks Park	20'	-
Perimeter of Properties Abutting the Natomas Main Drain (Contiguous to OB Zone)	-	20'
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 is the maximum building height.

- 1. OB Zone - 135 feet.

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

NOTE: Structures greater than 65 feet in height shall require both City Planning Commission and City Council review and approval and approval by the City Council.**

E. Exterior Wall Materials

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

F. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
2. The general overall atmosphere of color shall be earth tones, which includes muted shades of gray and muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green and terra verts. Redwood, natural stone, brick, dark duranodic aluminum 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 River Plaza.
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 or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

K. Outside Storage

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

L. Garbage Services/Trash Enclosures

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

M. Utility Connections, Mechanical Equipment and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to residences.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

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

Q. Miscellaneous Development Criteria

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

VI. SIGN CRITERIA AND REGULATIONS

A. The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the River Plaza 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.
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 River Plaza 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 3.250 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 - Detached Signage

1. One monument sign as defined by Section 3.250 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.

H. OB Office Building Zone - Attached Signs

- o If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
- o A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines. Except as provided in Section VI-H below, City Planning staff shall review and approve all signs consistent with these Guidelines.

1. Materials, Construction and Design

- a. Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.

- b. Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 1/2) inches and be reverse pan channel construction in one of the following:

- 1) Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns.
- 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns.
- 3) Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.

2. Number - One (1) sign per building.

3. Illumination

- a. Letters may be internally illuminated to create a halo backlighted effect or non-illuminated letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.

- b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
 - c. Internally lit plastic signs are prohibited.
4. Location
- a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
 - b. Signs may be located any where on face of building subject to 4 (c) and (d) below and may be oriented toward the freeway. However, no sign shall be specifically designed or oriented to be viewed from the American and Sacramento Parkways.
 - c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
 - d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building special permit.
5. Wording and Logos. A sign may consist of a company logo and/or a company name. No other wording is permitted.
6. Maximum Signage
- a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.
 - b. The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.
 - c. A sign located below the second floor windows shall not exceed 50 square feet.
 - d. In a scale consistent with (a), (b), and (c) above, the Planning Director shall determine the maximum size of the following types of signs:
 - 1) Signs located other than as specified in (a) and (c) above.
 - 2) Signs located on buildings with a unique or unusual architectural design.

7. a. If not specifically approved as part of the Special Permit for the building, the following types of signs shall require a Planning Director's Special Permit pursuant to Zoning Ordinance 15H.
 - 1) Signs not located in the "upper signage area", as defined in subsection 4-c above.
 - 2) Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-b above.
- b. Except as provided in 7-a above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.

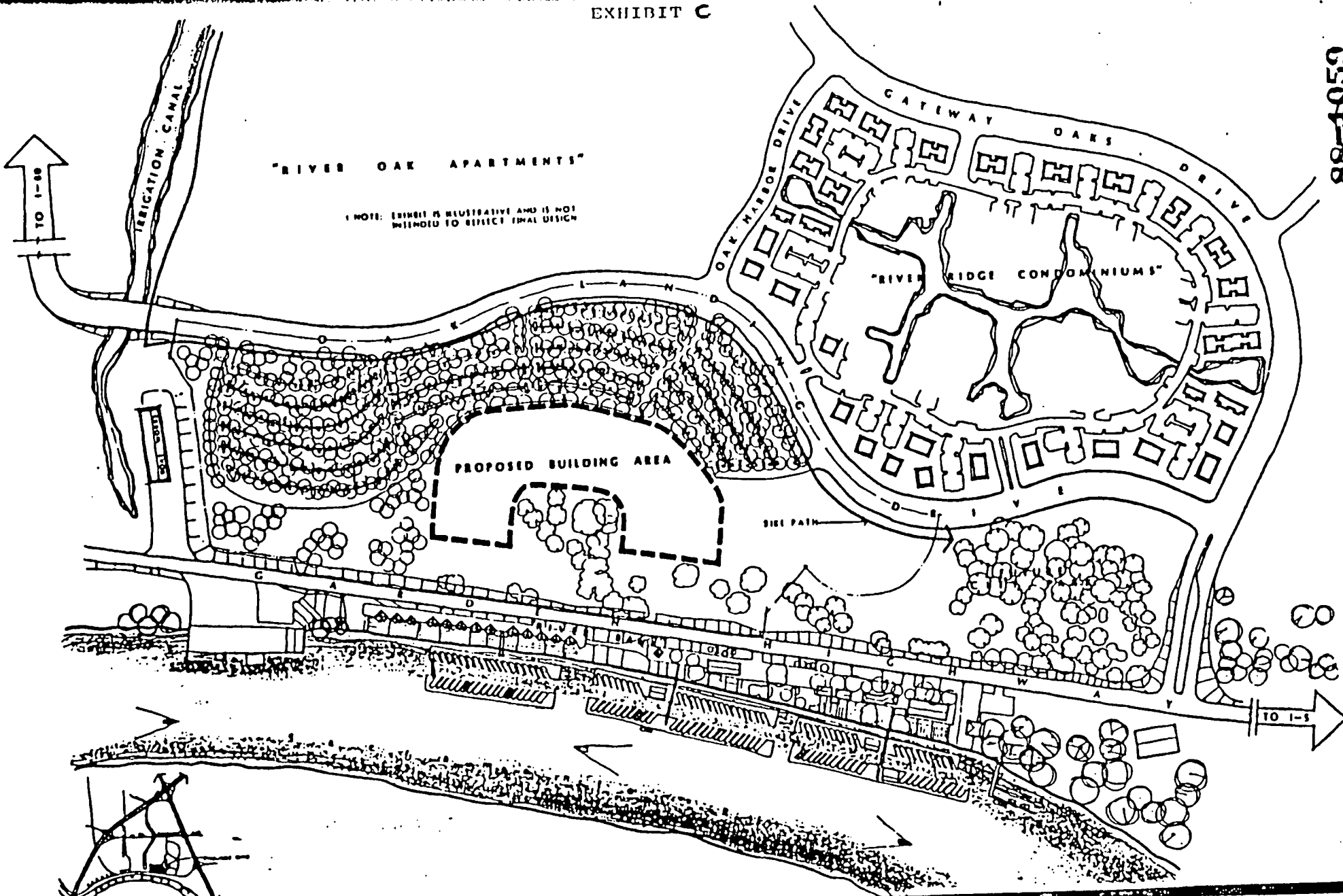
VII. ISSUANCE OF BUILDING PERMITS

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

VIII. BUILDING OCCUPANCY

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

DP:jg
wp-12/14/88



"RIVER OAK APARTMENTS"

NOTE: EXHIBIT IS ILLUSTRATIVE AND IS NOT INTENDED TO REFLECT FINAL DESIGN

PROPOSED BUILDING AREA

"RIVER RIDGE CONDOMINIUMS"

SIDE PATH

VICINITY MAP

RIVER VIEW OAKS
SACRAMENTO CALIFORNIA

SCHEME

S C H E M A T I C S I T E P L A N

88-1059
RESOLUTION NO. 11111

DEC 13 1988



Exhibit D

RIVER PLAZA (P88-002) FUD CONDITIONS OF APPROVAL

The applicant shall:

1. Pay for the cost (connection fees) of providing water to the site.
2. Participate in the Transportation Systems Management Program (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include but is not limited to provision of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application, a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Submit for review and approval with each special permit application, documentation demonstrating successful performance of implementation of the TSM facilities for the development.

Incorporate the final, approved TMP in the Covenants, Conditions, and Restrictions (CC&Rs) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

Provide funding and resources to the Transportation Management Association servicing the area as requested and outlined by the City. This participation may include the provision of funding and resources to the Transportation Management Association for that area.

Comply with any applicable requirements of the current City-wide TSM Ordinance.

3. 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.
4. 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.

5. Dedicate and improve River Plaza Drive to include 5 foot bikeways with parking prohibited. Additional bikeway dedication and improvement requirements will be addressed at the Special Permit stage.
6. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.
7. 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.
8. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation in the FBA District for each of the improvements will be specified at the time that the District is formed.

Granting of future discretionary land use entitlements beyond zoning shall be withheld until the FBA or other financing mechanism is in place, unless the applicants agree to participate in the FBA or other equitable funding mechanism to finance needed community facilities at the time of such future discretionary entitlements.

- 9A. The owners and other principals of development in the FUD shall have and assume the obligation to acquire information reasonably available to the public relevant to the development which is sufficient to inform subsequent purchasers of the existing level of flood protection and the applicable flood elevations in the possession of the Army Corps of Engineers, whether or not such information has been adopted as part of an official FEMA flood map or the City's flood plain management ordinance, and to pass on such information to subsequent purchasers and tenants of the development. The City shall provide to owners any requested public information it possesses relating thereto. The City Manager is authorized to develop and implement procedures and requirements to carry out the intent of this paragraph, including defining the meaning of "other principals" of the development to include lenders and others related to the project.
- 9B. As a condition to any future discretionary land use entitlement, Developer shall execute and record in the County Recorder's Office, in favor of the City of Sacramento, in a form satisfactory to the City Attorney, hold harmless, waivers, exculpation and assumption of risk clauses for all new development which is not built at an elevation consistent with an elevation that is one foot above the flood data currently being prepared by the Army Corps of Engineers.
10. Contribute 25 percent of the cost of a new bridge over the Natomas Main Drainage Canal.

11. Contribute to the reconstruction and widening of River Plaza Drive between Gateway Oaks Drive and Oak Harbour Drive.
12. Contributions to #10 and #11 above shall be \$300,000 and shall be adjusted correspondingly with the Construction Cost Index as report in the Engineering News Record on or after January 1, 1988. In the event that the contributions to #10 and #11 above are less than \$300,000, applicant/property owner agrees to contribute up to \$300,000 maximum, if required to do so by the City, for use in other traffic projects of direct benefit to the project site.
13. Enter into an agreement with Riverbank Marina, which would make on-site parking available for patrons of Riverbank Marina, before and after River Plaza office park hours. Providing that River Plaza may require reasonable items, including but not limited to liability insurance, provision for maintenance and provision for security.
14. Provide pedestrian access, including handicap access, from the above mentioned parking area across Garden Highway to the satisfaction of the City Traffic Engineer.
15. River Plaza Drive shall be rebuilt to an 80 foot right-of-way between Gateway Oaks Drive and Natomas Main Drainage Canal to the alignment on file with the City Traffic Engineer.

DP:sm
wp-12/14/88

RESOLUTION No. 88-1059

DEC 13 1988

ORDINANCE NO. 88-085

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED BY REMOVING PROPERTY LOCATED ON THE NORTH SIDE OF GARDEN HIGHWAY APPROXIMATELY 500± FEET WEST OF GATEWAY OAKS DRIVE FROM THE SINGLE FAMILY (R-1-PUD) ZONE AND PLACING THE SAME IN THE OFFICE BUILDING (OB-PUD) ZONE

P88-002; APN: 274-320-30

APPROVED BY THE CITY COUNCIL
DEC 13 1988
OFFICE OF THE CITY CLERK

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

SECTION 1.

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the City Council on December 13, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission or the City Council, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

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

SECTION 3.

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

PUBLISHED IN FULL:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK]

DESCRIPTION OF PROPERTY TO BE REZONED

Parcel B, as said parcel is shown on that certain Parcel Map entitled "Parcel 1, 77 P.M. 7 and a Portion of Lot A, 75 P.M. 34," recorded in the office of the Recorder of Sacramento County in Book 81 of Parcel Maps at Page 10.

APPROVED
BY THE CITY COUNCIL

DEC 13 1988

OFFICE OF THE
CITY CLERK

RESOLUTION No.

1060
88-~~1059~~

34

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS RELATIVE TO THE
ENVIRONMENTAL EFFECTS AND OVERRIDING CONSIDERATIONS
SUPPORTING APPROVAL OF RIVER PLAZA
(P88-002)

WHEREAS, the City Council considered the Draft and Final Supplemental Environmental Impact Reports for the South Natomas Community Plan Update and Related Projects (SEIR) in duly noticed public hearings held on various occasions in 1988.

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

1. The aforesaid SEIR has been prepared in compliance with the California Environmental Quality Act (CEQA), and is hereby certified as adequately documenting the environmental impacts which may occur as a result of development of the River Plaza project approved by the City Council concurrently with approval of this Resolution.

2. The attached "Findings of Fact and Statement of Overriding Considerations" 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 City Planning Department Environmental Coordinator as affidavit documenting the proper filing and posting with the County of a CEQA notice of determination. The Environmental Coordinator shall provide the City Clerk and the applicant copies of said affidavit within ten (10) days of the date of approval of this Resolution.

ANNE RUDIN, MAYOR

ATTEST:

CITY CLERK

FINDINGS OF FACT

AND

STATEMENT OF OVERRIDING CONSIDERATIONS SUPPORTING

APPROVAL OF THE RIVER PLAZA APPLICATION

P88-002

A. Background

1. In February 1986 the City Council approved an amendment to the Natomas Oaks/Riverview Oaks/River Plaza PUD to allow development of 374,000 building square feet of office development in the 37± acre project. Prior to this 1986 City Council approval, the City prepared and certified an EIR (1986 EIR). The 1985 Riverview Oaks project application, assessed in the 1986 EIR, was significantly more intensive than the 374,000 square foot project which the City Council approved in 1986. According, the environmental impacts from the 1986 approved project were significantly less than the project application alternative studied in the 1986 EIR.

2. In February 1987, the Superior Court of the State of California directed the City to set aside its February 1986 approvals of South Natomas projects, including the 1986 Riverview Oaks project, due to finding by the Court that (a) the 1986 EIR failed to adequately assess the cumulative impacts of development in North and South Natomas; and (b) the CEQA findings adopted by the City Council supporting approval of the 1986 South Natomas Community Plan were inadequate. The Court did not invalidate the CEQA findings adopted in 1986 for each Related Project, including the 1986 approved Riverview Oaks project.

3. In November 1987, the Developer refiled for entitlements to construct an office development within the 37± acre project. This 1987 application (P88-002), together with several other rezone applications approved in 1986, voided by the Court in February 1987, and refiled in late 1987, were re-assessed in an EIR entitled the "Supplemental EIR for the South Natomas Community Plan update and Related Projects" (1988 SEIR).

4. On November 29, 1988 the City Council certified as adequate the 1988 SEIR and adopted Findings of Fact and a Statement of Overriding Considerations supporting approval of the 1988 South Natomas Community Plan (1988 Plan). The 1988 Plan includes designation of the aforementioned 37± acres in the now-named River Plaza project for 336,600 additional building square feet of office development. The 1988 project contains 10% fewer square feet of office than approved in 1986.

B. Findings.

1. The City Council hereby readopts and incorporates by reference those Findings of Fact and Statement of Overriding Considerations adopted on November 29, 1988 to support approval of the River Plaza entitlements for application P88-007 adopted concurrently with adoption of this Resolution. These findings are available to the general public at 1231 I Street, Suite 300, Sacramento.

2. The City Council furthermore hereby readopts and incorporates by reference those Findings of Fact and Statement of Overriding Considerations adopted in January, 1986 in support of the 1986 City Council Riverview Oaks approval. These findings are available to the general public at 1231 I Street, Suite 300, Sacramento. These findings concluded, based on evidence presented in the public hearings in 1985, and reaffirmed in numerous public hearings in 1988, that the 1986 Riverview Oaks project, as conditioned by the City Council in 1986, would result in no adverse environmental impacts caused solely by the Riverview Oaks project.

3. The 1986 project-specific Riverview Oaks CEQA Findings of Fact, supplemented by the 1988 Community Plan CEQA Findings of Fact, list several adverse environmental impacts which are cumulatively caused by all new development in South Natomas, including office development on the 37± acres in this project. These findings explain why the City Council determined that some cumulatively caused adverse impacts cannot feasibly be reduced to an insignificant level and what mitigation measures have been imposed in the 1988 Plan and as conditions of approval for projects such as River Plaza to mitigate to the extent feasible cumulatively caused adverse environmental impacts. These findings furthermore set forth overriding considerations justifying approval of the River Plaza project notwithstanding the contribution of this project to cumulatively caused environmental impacts which may remain significant even after implementation of all feasible mitigation measures.

4. The City Council hereby notes that the conditions imposed in the 1988 Plan and as PUD conditions on the 1988 River Plaza project approval are no less stringent than those conditions imposed in 1986; furthermore the intensity of development in South Natomas approved in 1988 is less than that approved in 1986. Accordingly, the City Council finds that the cumulatively caused impacts have been reduced to the extent feasible from those impacts which would have resulted from the 1986 South Natomas approvals and that the Community will realize additional benefits as a result of the 1988 mitigation measures and conditions of project approval.

ERRATA SHEET
PUD GUIDELINES
River Plaza (P88-002)

IV.B.3. ~~Riverview Oaks~~ River Plaza

VI.A. ~~Riverview Oaks~~ River Plaza

VI.B.1. Sign Criteria and Regulations--General Requirements.

Delete two paragraphs and replace with the following:

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.

VI.H. Sign Criteria and Regulations--OB Office Building Zone-Attached Signs

Delete entire introductory paragraph:

~~Attached signage shall be permitted subject to the following requirements. The specific sign program shall be developed by a professional graphic artist or designer with demonstrated ability in sign design.~~



FILED
 CONT. TO 7-12 + 7-26-88
 JUN 14 1988
 BY THE CITY COUNCIL
 OFFICE OF THE
 CITY CLERK

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DEPARTMENT OF
 PLANNING AND DEVELOPMENT

June 6, 1988

City Council
 Sacramento, California

CITY OF SACRAMENTO
FILED
 CONT. TO 7-12 + 7-26-88
 JUN 21 1988
 BY THE CITY COUNCIL
 OFFICE OF THE
 CITY CLERK

FILED
 123 ROOM 200
 SACRAMENTO, CA 95814-2978
 CONT. TO 8-1-88
 JUN 26 1988
 BUILDING INSPECTIONS
 916.449.210
 PLANNING
 BY THE CITY COUNCIL
 OFFICE OF THE
 CITY CLERK

Honorable Members in Session:

CONTINUED
 TO 7-26-88

- SUBJECT:
1. Certification of the Final Supplemental EIR
 2. Amendment of the 1978 South Natomas Community Plan from Residential 4-21 du/ac. (7 units min. av. and 12 min. av.) (37+ gross acres) to Office/Office Park (35+ acres) and Parks/Open Space (2+ acres)
 3. Amendment of the Natomas Oaks PUD and Schematic Plan from Residential to Office Uses
 4. Redesignation and adoption of the Schematic Plan and development Guidelines for the River Plaza PUD consisting of 374,000+ gross square feet of office on 32+ net acres
 5. Rezone of 37+ gross acres from Single Family Planned Unit Development (R-1-PUD) to Office Building Planned Unit Development (OB-PUD) (P88-002)

LOCATION: North Side of Garden Highway, Approximately 500 Feet West of Gateway Oaks Drive

SUMMARY

On May 5, 1988, the Planning Commission voted to recommend certification of the Supplemental EIR for the South Natomas Community Plan Update and related projects and voted to recommend approval of the requested entitlements.

CONTINUED from 8-1-88
 TO 8-23-88

APPROVED
 BY THE CITY COUNCIL
 NOV 29 1988
 OFFICE OF THE
 CITY CLERK
Intent to approve & Cont. to 12-13-88

CONFIDENTIAL

JUL 1 1958

YES

FILED

CONFIDENTIAL

JUL 1 1958

CONFIDENTIAL
BY THE OFFICE
OF THE ATTORNEY GENERAL

CONFIDENTIAL

JUL 1 1958

CONFIDENTIAL
BY THE OFFICE
OF THE ATTORNEY GENERAL

CONFIDENTIAL

BACKGROUND INFORMATION

Prior to the Commission hearing of May 5, 1988, the applicant and Public Works staff met regarding the conditions of approval recommended by staff. Staff revised the conditions to allow the applicant to require that the Riverbank Marina provide liability insurance and security for use of the River Plaza parking area and pedestrian access-way across the Garden Highway. Condition #5 was revised to require dedication of an easement and construction of an off-street bikeway to connect the bike trail along the Natomas Main Drainage Canal with the Natomas Oak Park.

The applicant testified that the condition requiring pedestrian access for handicapped persons over the Garden Highway is excessive and that the off-street bike trail bisected their property and would be better located on-street only. After hearing testimony from the applicant and staff, the Commission recommended that the portion of Condition #5 that requires the off-street bike trail be eliminated.

The Commission generally recommended that the Council review those conditions that require the developers of the seven major projects to contribute funds, in excess of their FBA contributions, for road improvements and bikeways. The Commission stated that these improvements are a community-wide benefit and should be funded by a community-wide financing mechanism.

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

VOTE OF THE COMMISSION

By a vote of eight ayes and one abstention, the Commission recommended approval of the requests.

RECOMMENDATION

Both the Planning Commission and staff recommend that the Council take the following actions:

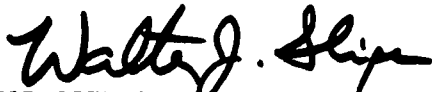
1. Adopt an Intent to Certify the Final Supplemental EIR and an Intent to Approve the following entitlements, subject to the Findings of Fact and Statement of Overriding Considerations:
 - a. Amend the 1978 South Natomas Community Plan from Residential 4-21 du/ac (7 units min. av. and 12 units min. av.) to Office/Office Park and Parks/Open space.
 - b. Amend the Natomas Oaks PUD and Schematic Plan from Residential to Office Uses.

- c. Redesignate and adopt a Schematic Plan and Development Guidelines for the River Plaza PUD.
- d. Rezone from single Family PUD to Office Building PUD.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development



FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:HK:rt
attachments

June 14, 1988
District No. 1

P88-002

18

RIVER PLAZA PUD

CONDITIONS OF APPROVAL

P88-002

APPROVED *Intent*
BY THE CITY COUNCIL *to approve*
NOV 29 1988 *+ Cont*
OFFICE OF THE *to 12-13-88*
CITY CLERK

The applicant shall:

1. Pay for the cost (connection fees) of providing water to the site.
2. Participate in the Transportation Systems Management Programs (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include but is not limited to provision of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Submit for review and approval with each special permit application, documentation demonstrating successful performance in implementation of TSM facilities for the development.

Incorporate the final, approved TMP in the Covenants, Conditions, and Restrictions (C.C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

Provide funding and resources to the Transportation Management Association servicing the area as requested and outlined by the City. This participation may include the provision of funding and resources to the Transportation Management Association for that area.

Comply with any applicable requirements of the current Citywide TSM Ordinance.

- 3. 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.
- 4. 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.
- 5. Dedicate and improve River Plaza Drive to include 5 foot bike lanes with parking prohibited.

~~Dedicate easements as required to facilitate the connection between bike lanes on River Plaza Drive and the off street bike trail along the Main Drain, north of River Plaza Drive. *~~

~~Dedicate easements and construct off street bikeway between River Plaza bridge and Natomas Oak Park. Include access to pedestrian crossing of Garden Highway required in Condition 13. *~~

- 6. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.
- 7. 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.
- 8. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanism to be formed to finance needed public infrastructure and community services in South Natomas. ~~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.

~~If the FBA District has not yet been approved, the Council shall determine the contribution to the FBA. Credit shall be granted against any facilities benefit assessment subsequently levied for any payment made pursuant to this paragraph. The fee amounts shall be adjusted annually. The method of adjustment shall be specified when the District is formed.~~

~~Prior to approval of any subsequent planning entitlements, a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms shall be established to fund needed public infrastructure and community facilities in South Natomas. These fees will help mitigate the impacts of the project on the community. **~~

Granting of future discretionary land use entitlements beyond zoning shall be withheld until the FBA or other financing mechanism is in place, unless the applicants agree to participate in the FBA or other equitable funding mechanism to finance needed community facilities at the time of discretionary land use entitlements. ***

9. NOTE TO BE PLACED ON THE SUBDIVISION AND PARCEL MAPS LOCATED IN SOUTH NATOMAS:

The Federal Emergency Management Agency (FEMA) is studying this area to ascertain whether the area is adequately protected from the 100-year flood. If the data developed in the study shows the absence of such protection, the FEMA 100-year floodplain standards must be satisfied as a condition for issuance of City building permits and other approvals.

In the event that FEMA protection is lost (before or after the issuance of building permits), or in the further event that property in the project is damaged or persons present in the project are injured as a result of flooding, the property owner and the applicant shall hold the City harmless and waive all liability against the City arising from either of such events. ***

10. Contribute 25 percent of the cost of a new bridge over the Natomas Main Drainage Canal.

11. Contribute to the reconstruction and widening of River Plaza Drive between Gateway Oaks Drive and Oak Harbour Drive.

- 12. Contributions to Nos. 10 and 11 above shall be \$300,000 and shall be adjusted correspondingly with the Construction Cost Index as reported in Engineering News Record on or after January 1, 1988. In the event that the contributions to Nos. 10 and 11 above are less than \$300,000, applicant/property owner agrees to contribute up to the \$300,000 maximum, if required to do so by the City, for use in other traffic projects of direct benefit to the project site.

- 13. Enter into an agreement with Riverbank Marina, which would make on-site parking available for patrons of Riverbank Marina, before and after River Plaza office park hours. Providing that River Plaza may require reasonable items, including but not limited to liability insurance, provision for maintenance and provision for security.

Provide pedestrian access; including handicap access, from the above mentioned parking area across Garden Highway to the satisfaction of the Traffic Engineer.

- 14. River Plaza Drive shall be rebuilt to an 80 foot right-of-way between Gateway Oaks Drive and Natomas Main Drainage Canal to the alignment on file with the City Traffic Engineer.

- 15. Provide an irrevocable offer to dedicate a 2 acre park site per the PUD prior to any subsequent planning entitlements. ***

P88-002
PUD

- * Planning Commission Amendment 5/5/88
- ** Staff Amendment 10/6/88
- *** Staff Amendment 11/22/88

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH SIDE OF GARDEN HIGHWAY, APPROXIMATELY 500 FEET WEST OF GATEWAY OAKS DRIVE FROM THE SINGLE FAMILY PLANNED UNIT DEVELOPMENT (R-1-PUD) ZONE(S) AND PLACING THE SAME IN THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE(S)

(FILE NO. **P88-002**) APN: 274-0320-030

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the Singel Family Planned Unit Development (R-1-PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building Planned Unit Development (OB-PUD) zone(s).

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on May 5, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

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

SECTION 3.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-002

DESCRIPTION OF PROPERTY TO BE ZONED
RIVERVIEW OAKS

17

Parcel 3, as said parcel is shown on that certain Parcel Map entitled "Parcel 1, 77 P.M. 7 and a Portion of Lot A, 75 P.M. 34," recorded in the office of the Recorder of Sacramento County in Book 81 of Parcel Maps at Page 10.

**Sacramento City Planning Commission
VOTING RECORD**

17

MEETING DATE
5/5/88

ITEM NUMBER
5

PERMIT NUMBER
P 88-002

ENTITLEMENTS

- | | |
|--|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input checked="" type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input checked="" type="checkbox"/> OTHER <i>Establish PVD + conditions of approval from public works</i> |

STAFF RECOMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
Riverview Plaza

**P
R
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P
O
S
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T
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O
N
S**

NAME	ADDRESS
Bob Bell	

**O
P
P
O
S
I
T
I
O
N
S**

NAME	ADDRESS

MOTION #

	Yes	No	Motion	Second
GASTON	✓			
HOLLICK	✓			
HOLLOWAY	✓			
ISHMAFI				
NOTESTINE	✓			
OTTO	✓			✓
RAMIREZ	✓		✓	
WALTON	✓			
CHINN	✓			

MOTION

- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

M

APPLICANT	Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833		
OWNER	Natomas Oaks West, 7700 College Town Dr., No. 101, Sacramento, CA 95826		
PLANS BY	Spink Corporation		
FILING DATE	11/13/87	ENVIR. DET.	EIR
ASSESSOR'S-PCL. NO.	274-0320-030		
REPORT BY	HK:pe		

- APPLICATION:**
- A. Certify the supplemental EIR, which is supplemental to the 1984 South Natomas Community Plan and Related Projects EIR and the Sacramento General Plan Update EIR.
 - B. Amend the 1978 South Natomas Community Plan for 37+* vacant acres gross from Residential 4-21 du/ac (7 units min. av. and 12 units min. av.) to 35+* acres Office/Office Park and 2+ acres Parks/Open Space.
 - C. Amend the Natomas Oaks PUD and Schematic Plan from Residential to Office Uses.
 - D. Redesignate and adopt a schematic plan and development guidelines for a Planned Unit Development to be known as River Plaza, consisting of 374,000+ gross sq. ft. of office on 32+ net acres*
 - E. Rezone 37+ gross* acres from Single Family Planned Unit Development (R-1(PUD)) to Office Building Planned Unit Development (OB(PUD)).

LOCATION: North side of the Garden Highway, approximately 500 feet west of Gateway Oaks Drive.

PROPOSAL: The entitlements will establish a 374,000 square foot office park on 32+ net acres* and a 2+ acre park site.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
1978 South Natomas Community Plan Designation:	Residential 4-21 du./ac. (7 units min. ac. and 12 units min. ac.)
Draft 1988 South Natomas Community Plan Designation:	Office/Office Park and Parks/Open Space
Existing Zoning of Site:	Single Family PUD (R-1(PUD)).
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

- North: Multi-Family Residential; R-1A & R-2B (PUD)
- South: Sacramento River Marina; A
- East : Park Site (vacant); A
- West : Natomas Main Drainage Canal; A

Property Area:	37+ acres gross*
Density of Office Development:	11,776 sq. ft./ net acres
Square Footage of Building:	374,000+ gross sq. ft.

*Amended by staff on May 20, 1988.

M

PROJECT BACKGROUND

The subject site is a portion of a Planned Unit Development (P-8992) that was approved by the City Council on May 27, 1980. The PUD was for 129 single family and halfplex units. On January 28, 1986, the City Council adopted a rezone and redesignation of the PUD (P83-399) to Office with a maximum of 374,000 square feet of office space.

On February 4, 1987, the Superior Court of the State of California directed the City of Sacramento to set aside the above actions pending preparation, circulation for public comment and adoption of an adequate cumulative impact analysis of South and North Natomas.

On November 13, 1987, the applicant refiled for the entitlements for River Plaza as approved in 1986 by the City Council.

PROJECT DESCRIPTION

The River Plaza PUD is an office development. The applicant is requesting redesignation and adoption of the schematic plan and development guidelines for a 374,000± gross square feet of office building on 32± net acres. A 2± acre park site is also designated. The following entitlements will be required: The 1978 South Natomas Community Plan is proposed to be amended for 37± vacant acres (gross) from Residential 4-21 du./ac. (7 units min. av. and 12 units min. av.) to 35± acres Office/Office Park and 2± acres Parks/Open Space. A corresponding rezone is required to change the zone designation for 37± acres (gross) from Single Family Planned Unit Development (R-1{PUD}) to Office Building Planned Unit Development (OB {PUD}).

Surrounding land uses include multi-family development located north of the site, the Sacramento River and Riverbank Marina located south of the site, an undeveloped park site located east of the site, and the Natomas Main Drainage Canal and apartments located west of the site.

ENVIRONMENTAL ANALYSIS

The EIR and the Supplemental EIR analyzed the project, as originally proposed in 1983, and found significant non-mitigable environmental impacts. As a result of the original analysis, modifications were made to the project to mitigate identified significant impacts. Attachment C identifies the project impacts and mitigation measures pertinent to the project as currently proposed.

AGENCY REVIEW AND COMMENT

The City Engineering Division, City Traffic Engineering Division and Community Services Department reviewed the project and provided comments relative to the Traffic Management Program modifications, fiscal improvements and public works improvements. The street formerly known as Oak Landing Drive is now called River Plaza Drive. This street shall be improved to an 80 foot right-of-way between Gateway Oaks Drive and the Natomas Main Drainage Canal.

With regard to financing of capital improvements, the Public Works Department reviewed benefit ratios and traffic generation information for the South Natomas Community and concluded that the limitation on fees can no longer be supported due to increased amounts of land devoted to nonresidential land uses, less area devoted to planned residential uses and increased costs of capital improvements.

The trip reduction conditions now specify provision of facilities, an implementation program and funds for monitoring and enforcement. The TMP program is now required to achieve a reduction in the number of single occupant vehicle trips as specified in the South Natomas Community Plan or the City's current TSM Ordinance, whichever requirement is greater. Additional bike lane requirements were added and TSM requirements binding future property owners are now required to be incorporated in the C.C.& R.'s for the development.

STAFF EVALUATION

Community Suitability

The applicant is requesting amendments to the 1978 Community Plan designation for the site. The proposal is consistent with the draft 1988 South Natomas Community Plan, which is depicted on Exhibit A, attached to this report. Plan policies encourage smaller office parks that avoid the potential for a very large, compact office districts that might attract development more desirably located in downtown Sacramento and reduce the traffic capacity demand. The office park is located such that nearby residential areas can be designed with foreknowledge of the extent of office development. This office park will offer close-to-home job opportunities for some nearby residents and will support restaurants that are also a convenience for many residents.

Site Suitability

The applicant has submitted a site plan (Exhibit B) and schematic plan (Exhibit C) reflecting the site acreage and a possible building pad. The proposed development guidelines require that an architectural review committee be established by River Plaza, which shall be set forth in the C.C.& R.'s for the River Plaza PUD. The objectives of the guidelines are to provide for adequate light and air space, minimize vehicular and pedestrian congestion, enhance aesthetic values and promote safety.

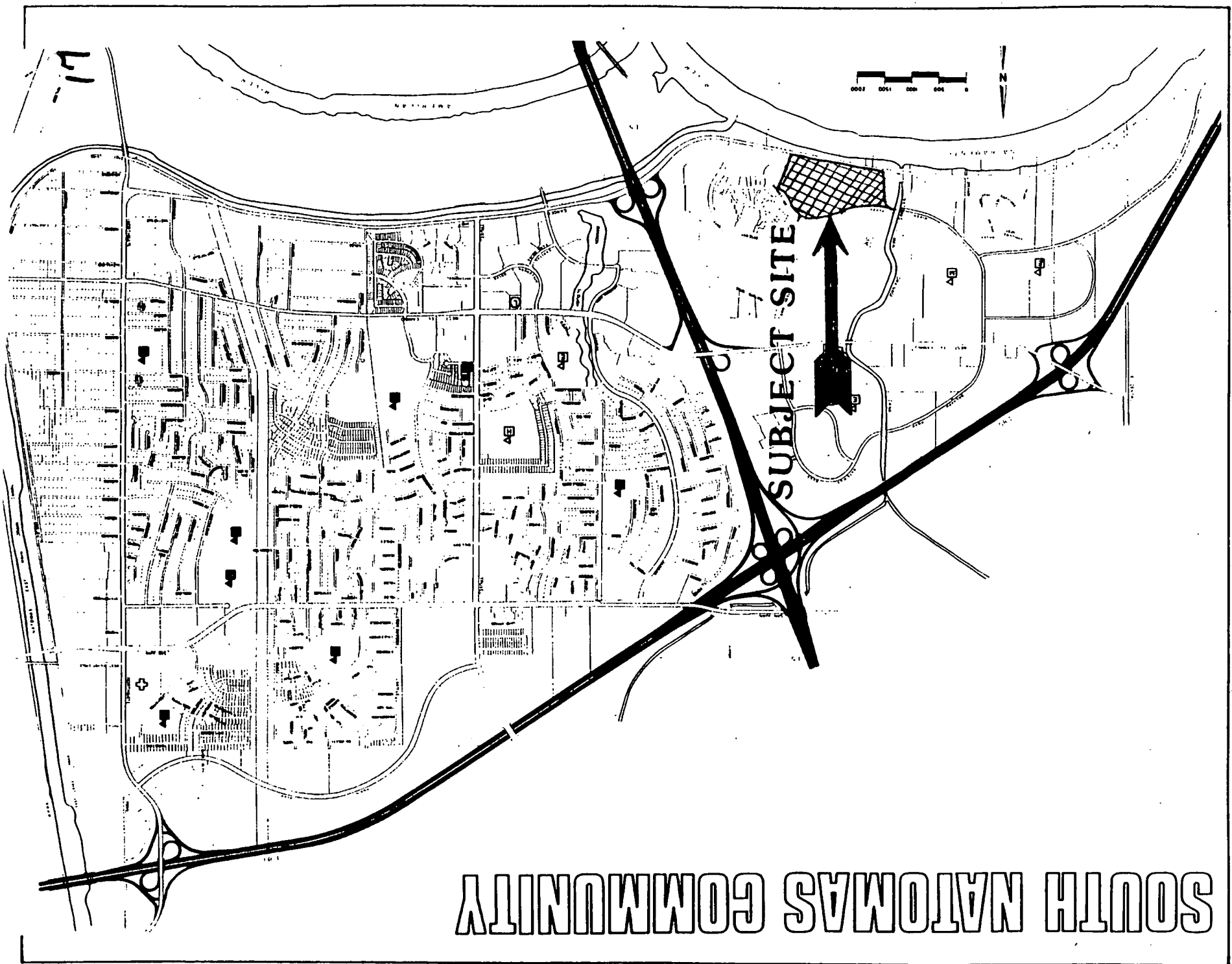
The PUD is to have an overall architectural theme. Color schemes, landscape elements, building materials and design are to be constructed to create a desirable harmonious theme. Minimum landscaped coverages are required for the OB zone (30% for buildings of 66' to 135' in height). A 50 foot landscaped building setback is required adjacent to Garden Highway and major thoroughfares. On-street parking is discouraged. Overall building coverage is limited to 374,000 gross square feet, which results in 11,776 square feet per net acre. Building height is limited to 135 feet with an additional 10

feet permitted for mechanical structures.

A sign program is to be submitted with all individual project applications. The sign is to be architecturally compatible with the building. No sign shall be specifically designed to be viewed from the freeway. One attached sign is permitted per building and one monument sign (48 sq. ft. max. size) is permitted for each parcel. One monument identification sign (48 sq. ft. max. size) is permitted for the office park.

STAFF RECOMMENDATION

1. Certify the Supplemental EIR, which is supplemental to the 1984 South Natomas Community Plan and Related Projects EIR and the Sacramento General Plan Update EIR.
2. Amend the 1978 South Natomas Community Plan for 37± vacant acres (gross) from Residential 4-21 du./ac. (7 units min. av. and 12 units min. av.) to 35± acres Office/Office Park and 2± acres Parks/Open Space.
3. Amend the Natomas Oaks PUD and Schematic Plan from Residential to Office Uses and redesignate and adopt a schematic plan and development guidelines for a Planned Unit Development to be known as River Plaza, consisting of 374,000± gross square feet of office space on 33± net acres.
4. Rezone 37± acres (gross) from Single Family Planned Unit Development (R-1 {PUD}) to Office Building Planned Unit Development (OB {PUD}).

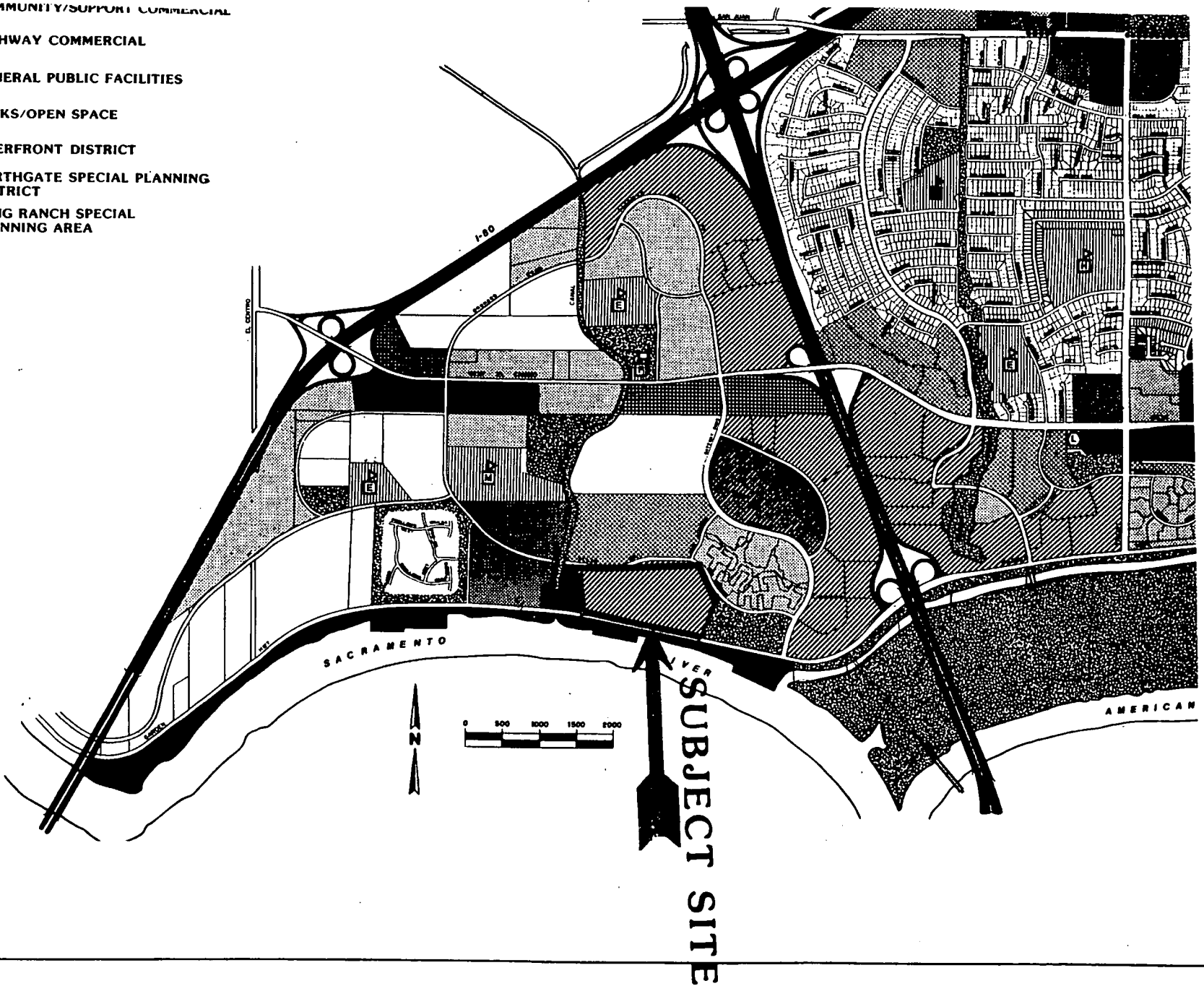


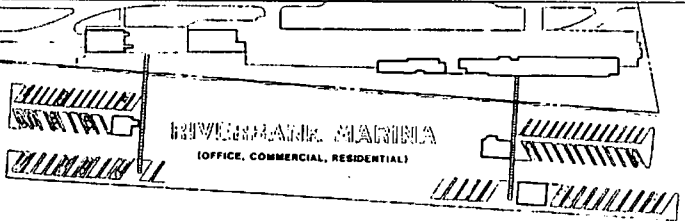
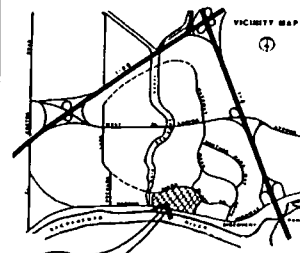
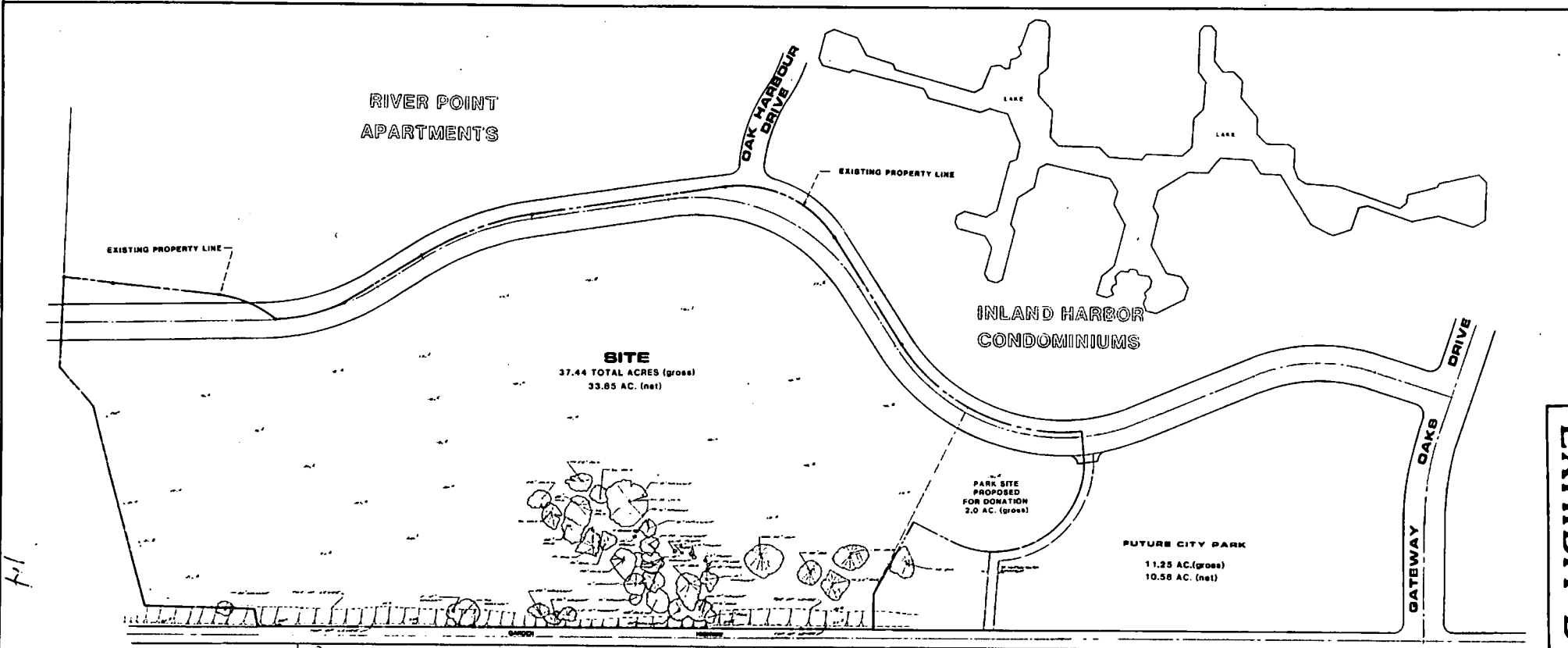
SOUTH NATOMAS COMMUNITY

SUBJECT SITE

VICINITY MAP

-  -COMMUNITY/SUPPORT COMMERCIAL
-  -HIGHWAY COMMERCIAL
-  -GENERAL PUBLIC FACILITIES
-  -PARKS/OPEN SPACE
-  -RIVERFRONT DISTRICT
-  NORTHGATE SPECIAL PLANNING DISTRICT
-  FONG RANCH SPECIAL PLANNING AREA





SITE
37.44 AC. ± (GROSS)
33.14 AC. ± (NET)

PROPOSED SITE PLAN

THE BRINK CORPORATION
8880 VENTURE OAKS WAY
SACRAMENTO, CA. 95823
(916) 888-8880

ENGINEERING • ARCHITECTURE • PLANNING
LANDSCAPE ARCHITECTURE • SURVEYING
MAPPING • PHOTOGRAMMETRY



REVISED: MAY, 1988

SCALE: 1" = 100'

NOVEMBER, 1987

River Plaza

SACRAMENTO, CALIFORNIA

CITY PLANNING DIVISION

BY RIVER WEST DEVELOPMENTS

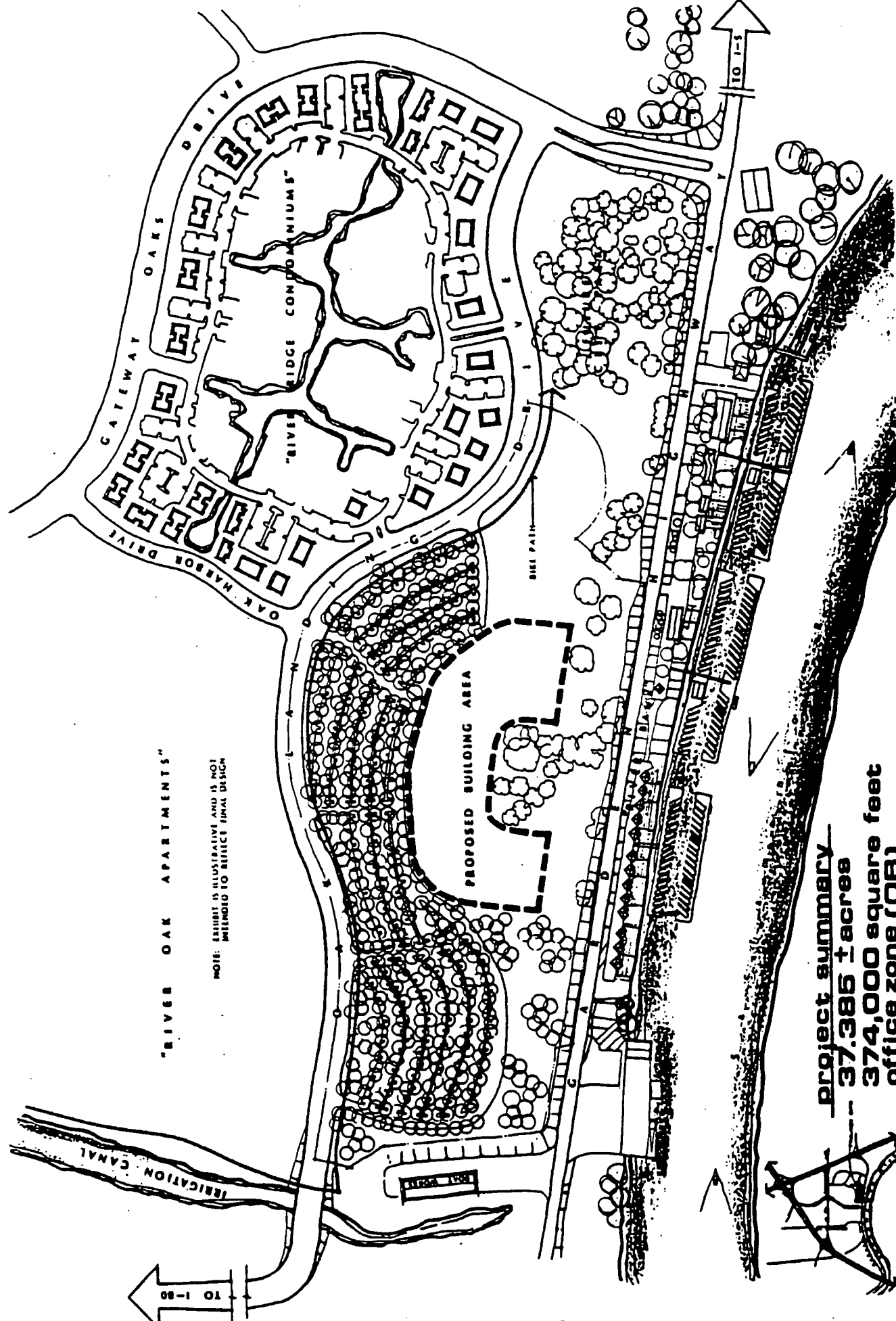
MAY 24 1988



EXHIBIT B

RECEIVED 3

Jan



"RIVER OAK APARTMENTS"

NOTE: EXHIBIT IS ILLUSTRATIVE AND IS NOT MEANT TO REFLECT FINAL DESIGN

PROPOSED BUILDING AREA

Project summary
 37,386 ± acres
 374,000 square feet
 office zone (OB)

SCHEME

RIVER VIEW OAKS
CALIFORNIA

S C H E M A T I C S I T E P L A N

ATTACHMENT A

17

RIVER PLAZA PUD

CONDITIONS OF APPROVAL

P88-002

The applicant shall:

1. Pay for the cost (connection fees) of providing water to the site.
2. Participate in the Transportation Systems Management Programs (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include but is not limited to provision of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Submit for review and approval with each special permit application, documentation demonstrating successful performance in implementation of TSM facilities for the development.

Incorporate the final, approved TMP in the Covenants, Conditions, and Restrictions (C.C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

Provide funding and resources to the Transportation Management Association servicing the area as requested and outlined by the City. This participation may include the provision of funding and resources to the Transportation Management Association for that area.

Comply with any applicable requirements of the current Citywide TSM Ordinance.

3. 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.

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- 4. 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.
- 5. Dedicate and improve River Plaza Drive to include 5 foot bike lanes with parking prohibited.

*Development/assessments/and/feasibility/study/traffic/and/air/quality/mitigation/connection/between/river/plaza/drive/and/river/plaza/drive/along/the/main/roadway/and/river/plaza/drive/and/river/plaza/drive. **

*Development/assessments/and/feasibility/study/traffic/and/air/quality/mitigation/connection/between/river/plaza/drive/and/river/plaza/drive/along/the/main/roadway/and/river/plaza/drive/and/river/plaza/drive. **

- 6. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.
- 7. 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.
- 8. Participate in a Facilities Benefit Assessment (FBA) 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.

If the FBA District has not yet been approved, the Council shall determine the contribution to the FBA. Credit shall be granted against any facilities benefit assessment subsequently levied for any payment made pursuant to this paragraph. The fee amounts shall be adjusted annually. The method of adjustment shall be specified when the District is formed.

9. NOTE TO BE PLACED ON THE SUBDIVISION AND PARCEL MAPS LOCATED IN SOUTH NATOMAS:

The Federal Emergency Management Agency (FEMA) is studying this area to ascertain whether the area is adequately protected from the 100-year flood. If the data developed in the study shows the absence of such protection, the FEMA 100-year floodplain standards must be satisfied as a condition for issuance of City building permits and other approvals.

- 10. Contribute 25 percent of the cost of a new bridge over the Natomas Main Drainage Canal.
- 11. Contribute to the reconstruction and widening of River Plaza Drive between gateway Oaks Drive and Oak Harbour Drive.
- 12. Contributions to Nos. 10 and 11 above shall be \$300,000 and shall be adjusted correspondingly with the Construction Cost Index as reported in Engineering News Record on or after January 1, 1988. In the event that the contributions to Nos. 10 and 11 above are less than \$300,000, applicant/property owner agrees to contribute up to the \$300,000 maximum, if required to do so by the City, for use in other traffic projects of direct benefit to the project site.
- 13. Enter into an agreement with Riverbank Marina, which would make on-site parking available for patrons of Riverbank Marina, before and after River Plaza office park hours. Providing that River Plaza may require reasonable items, including but not limited to liability insurance, provision for maintenance and provision for security.

Provide pedestrian access; including handicap access, from the above mentioned parking area across Garden Highway to the satisfaction of the Traffic Engineer.

- 14. River Plaza Drive shall be rebuilt to an 80 foot right-of-way between Gateway Oaks Drive and Natomas Main Drainage Canal to the alignment on file with the City Traffic Engineer.

P88-002
PUD

* Planning Commission Amendment 5/5/88

ATTACHMENT B

17

DEVELOPMENT GUIDELINES

RIVER PLAZA
(P88-002)

TABLE OF CONTENTS

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

Revised April 1988

I. PURPOSE AND INTENT

River Plaza 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 River Plaza Architectural Review Committee. River Plaza shall establish and maintain a separate architectural review committee established by the declarants and providing for successors which shall be set forth in the respective CC and R's governing the project. The Architectural Review Committee shall adhere to the following objectives in reviewing the development plans:

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

These Development Guidelines shall incorporate the Schematic Plan for River Plaza approved by the Sacramento City Council by Resolution No. 86-071. 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.

If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.*

- 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 project.
- 28. Total gross square footage of buildings by type of use and not acreage already approved by a special permit within the same zone in the PUD.
- 29. A transportation systems management plan.
- 30. Submit for review and approval with each special permit application documentation demonstrating successful performance in implementation of TSM facilities for the development.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

- 1. The overall gross square footage (GSF) in the OB zone in River Plaza shall not exceed 374,000 building 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 parks are intended to house large corporate office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted.
 - C. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.

IV. ENVIRONMENTAL STANDARDS IN THE OFFICE BUILDING ZONE

A. General

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

B. Landscaping

- 1. General: Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.
- 2. Minimum Landscaping Coverage: Minimum landscape coverage percentage within the PUD shall be:

<u>BUILDING HEIGHT</u>	<u>MINIMUM LANDSCAPE COVERAGE</u>
25' or less	20%
26'-65'	25%
66'-135'	30%

- 3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the Riverview Oaks approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the planning department.

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

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

- 10. **Installation of Landscaping.** Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.

- 11. The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.

C. Pedestrian Circulation

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

D. Parking Area Standards

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

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

- 3. Parking Requirements:

- a. Office (OB Zone)

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

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

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

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

- d. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.
- e. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

E. Exterior Lighting:

- 1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
- 2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- 3. Lighting shall be oriented away from the properties adjacent to the PUD.
- 4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:

- 1. Purpose and Intent. It is the intent of these restrictions to prevent any use of the office parks which may create dangerous, injurious, noxious or otherwise objectionable conditions.
- 2. Nuisances. No nuisance shall be permitted to exist in the office park. 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 office park 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 office park 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.

Any on-site bicycle/pedestrian facilities that have not been dedicated to the City shall have connections to the City's bikeway/pedestrian circulation system. These connections shall be designed and constructed to the satisfaction of the Traffic Engineer.

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 architectural design of the offices shall be compatible with the adjacent residential as well as visually interesting from the freeway and surface streets.

C. Building Setbacks

	<u>Building Setback</u>	<u>Landscaped Setback</u>
Oak Landing Way, Garden Highway	50'	50'*
Natomas Oaks Park	20'	-
Perimeter of Properties Abutting the Natomas Main Drain (Contiguous to OB Zone)	-	20'
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 is the maximum building height.

- 1. OB Zone - 135 feet.

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

NOTE: Structures greater than 65 feet in height shall require both City Planning Commission and City Council review and approval and approval by the City Council.**

E. Exterior Wall Materials

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

F. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
2. The general overall atmosphere of color shall be earth tones, which includes muted shades of gray and muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green and terra verts. Redwood, natural stone, brick, dark duranodic aluminum 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 River Plaza.
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 or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

K. Outside Storage

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

L. Garbage Services/Trash Enclosures

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

M. Utility Connections, Mechanical Equipment and Communications Equipment

- 1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
- 2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
- 3. All utility lines shall be underground.
- 4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
- 5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
- 6. Mechanical equipment shall not be located adjacent to residences.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

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

Q. Miscellaneous Development Criteria

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

VI. SIGN CRITERIA AND REGULATIONS

A. The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the Riverview Oaks 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 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 Riverview Oaks 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 - Detached Signage

- 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.

H. OB Office Building Zone - Attached Signs

Attached signage shall be permitted subject to the following requirements. The specific sign program shall be developed by a professional graphic artist or designer with demonstrated ability in sign design.

- o If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
- o A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines. Except as provided in Section VI-H below, City Planning staff shall review and approve all signs consistent with these Guidelines.

1. Materials, Construction and Design

- a. Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.
- b. Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 1/2) inches and be reverse pan channel construction in one of the following:
 - 1) Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns.
 - 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns.
 - 3) Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.

2. Number - One (1) sign per building.

3. Illumination

- a. Letters may be internally illuminated to create a halo backlighted effect or non-illuminated letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.
- b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- c. Internally lit plastic signs are prohibited.

4. Location

- a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
- b. Signs may be located any where on face of building subject to 4 (c) and (d) below and may be oriented toward the freeway. However, no sign shall be specifically designed or oriented to be viewed from the American and Sacramento Parkways.
- c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
- d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building special permit or, if on a building for which a special permit was approved prior to January 30, 1986, in a location approved by the Planning Director.

5. Wording and Logos. A sign may consist of a company logo and/or a company name. No other wording is permitted.*

6. Maximum Signage

- a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.
- b. The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.
- c. A sign located below the second floor windows shall not exceed 50 square feet.
- d. In a scale consistent with (A), (B), and (C) above, the Planning Director shall determine the maximum size of the following types of signs:

- 1) Signs located other than as specified in (A) and (C) above.
 - 2) Signs located on buildings with a unique or unusual architectural design.
7. a. If not specifically approved as part of the Special Permit for the building, the following types of signs shall require a Planning Director's Special Permit pursuant to Zoning Ordinance 15H.
- 1) Signs not located in the "upper signage area", as defined in subsection 4-C above.
 - 2) Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-B above.
- b. Except as provided in 7-A above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.

VII. ISSUANCE OF BUILDING PERMITS

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

VIII. BUILDING OCCUPANCY

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

DP:jg
wp-4/1/88

ATTACHMENT C

Environmental Analysis

Original Proposed Project (1984 Individual EIR)

An EIR (Riverview Oaks, P83-399) was prepared for the originally proposed project in 1983, which addressed the impacts of developing 37+ acres as office park. The EIR addressed the impacts of building 675,860 square feet of offices in four buildings.

Impacts Identified in EIR

Attached is a summary of environmental impacts and mitigation measures assessed in the EIR. The EIR concluded that the project would have significant non-mitigatable impacts in terms of conversion of farmland, inconsistency with the existing and proposed community plan and contribution to unacceptable levels of traffic service at 5 intersections.

Mitigation of Impacts Identified in EIR

Through the reduction of scope of the project, project re-design, project development guideline adoption, and amendment to the Community Plan, all but two of the potentially significant environmental impacts identified in the EIR were determined to be fully mitigated and thus reduced to less than significant levels. The land use impact which cannot be mitigated is the conversion of 37+ acres of prime agricultural land to office development and parks. The soils and geology impact which cannot be mitigated is the loss of 37+ acres of prime farmland.

Revised Project

The reduced scope of the project designates 34+ net acres to office building and allowing 374,000 square feet of office building. The PUD is known as River Plaza.

Conditions of Approval

The Riverview Oaks EIR contains specific mitigation measures which reduce identified environmental impacts to less than significant levels. Several of these mitigation measures are no longer necessary due to the reduction of scope, adoption of project development guidelines and Community Plan amendments. The following mitigation measures, however, are still required as conditions of approval to reduce development impacts to a less than significant level:

- o Increase RT subsidies, recognize transit needs in project design, provide bus shelters and turnouts and shelters, and provide transit centers as necessary.
- o Implement SMUD's Conservation Land Management Measures.

The South Natomas Community Plan Supplemental EIR (1988) identified mitigation measures to help reduce as much as can be feasible those impacts which this individual EIR identifies as impacts which cannot be mitigated to less than significant levels. These are community-wide impacts with regard to traffic, air quality and housing. Because this project contributes to community-wide impacts it is subject to those community-wide mitigation measures.

Impact Which Cannot be Mitigated to Less than Significant Levels

The following impacts were identified in the EIR and cannot feasibly be reduced to less than significant levels, and therefore, a Statement of Overriding social and economic considerations relative to those impacts must be adopted in order to approve the project:

- o Loss of 37+ acres of prime farmland from future production.
- o Conversion of 37+ acres of prime agricultural land to office development and park development.

Summary of Environmental Impacts and Mitigation Measures
for River View Oaks

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IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<p>A. <u>SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></p>		
<u>Land Use</u>		
Proposed Uses	Conversion of 37 acres of prime agricultural land to office park development.	None available.
Conflicts with Adjacent Uses	The proposed 10-story office structures would adversely affect the open space character of the area, including the view from Garden Highway and from the Riverfront District.	None available.
Consistency with Plans and Policies	Inconsistent with 1978 SNCP policies on regional office development and residential nature of the community.	None available.
	Inconsistent with Draft 1984 SNCP land use designations for the site, as well as the office location policies.	None available.
<u>Transportation</u>		
Traffic	The project would increase traffic and contribute to unacceptable levels of service (incapable of feasible mitigation) at the following intersections:	
	W. El Camino Avenue/Northbound I-5 Interchange	None available.
	W. El Camino Avenue/Northgate Boulevard	None available.
	Garden Highway/Northbound I-5 Ramps	None available.
	Garden Highway/Northgate Boulevard	None available.
	I-5 Mainline	None available.
<u>Soils and Geology</u>	Loss of 37 acres of prime farmland from future production.	None available.
<p>B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></p>		
<u>Land Use</u>		
Conflicts with Adjacent Uses	The proposed office structures would be potentially inconsistent with the planned residential uses in the project.	Provide buffers between office and residential uses.
Parks	Multistory building would impact views from parkways and the Sacramento River and may impact recreation quality.	Landscaping would partially mitigate this impact. A reduction in the number of buildings and an increase in building setbacks would reduce the impacts to a less than significant level.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
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B. POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL - Continued

<u>Public Facilities and Services</u>		
<u>Transportation</u>		
Traffic	The project would increase traffic and contribute to unacceptable levels of service (prior to mitigation) at the following intersections: East Gateway Oaks Drive/W. El Camino Avenue W. El Camino Avenue/Azevedo Drive Garden Highway/Truxel Road	Divert drivers to alternate route. Revise signal phasing. Construct a new road between Natomas Park Drive and Gariz Highway.
Transit	Increase in demand for bus and/or shuttle service during peak periods. May require greater seating capacity, more routes, and/or shorter headways within the South Natomas area.	Increased transit subsidies, recognize transit needs in project design, provide bus shelters and turnouts, and provide transit centers as necessary.
<u>Air Quality</u>	No violations of CO standards expected from project implementation. Project would incrementally add to regional smog problems and difficulty in achieving and maintaining federal ozone standards.	Implement contingency air quality control measures adopted by the regional 1982 Air Quality Plan.
<u>Energy</u>		
Electricity	Peak demand of 6,100 kilowatts. Demand could be served by existing substation, but peak demand should be minimized.	Implement SMUD's Conservation Load Management Measures.
<u>Aesthetics</u>	The building height would adversely affect views from Garden Highway and the Sacramento Riverfront District, reducing their open space character.	Reduce height to lessen impact.

C. LESS THAN SIGNIFICANT IMPACTS

<u>Land Use</u>		
Market Feasibility	Office absorption: 2.5 years.	None.
<u>Population</u>	No on-site population would be accommodated. On-site population displacement of approximately 386 persons. Indirect "worst case" population impact of 2,366 employees new to Sacramento area. Would probably occur elsewhere in Sacramento regardless of project implementation.	Indirect population would require housing to be provided elsewhere in the City or County.
<u>Housing</u>	Displacement of 133 planned residential units. An indirect "worst case" demand for 2,336 housing units would be created by the project. Indirect demand would probably occur elsewhere in the Sacramento region, regardless of project implementation.	Provide an equivalent number of housing units in another area of the City.

Public and S
Water
Sewer
Solid
Police
Fire
Parks
School
Librar
Transp
Bic/cl.

IMPACT CATEGORY

IMPACTS

FEASIBLE
MITIGATION MEASURES

C. LESS THAN SIGNIFICANT IMPACTS - Continued

Public Facilities
and Services

Water

Peak demand of 66,600 gpd.

Implement standard water conservation measures.

Cost to City of \$67,000.

Investigate alternative means for financing water system expansion.

Sewer

Peak wastewater flow of 59,940 gpd can be accommodated by existing facilities.

None.

Solid Waste

Generation of 6,759 lbs per day of solid waste.

Recycle office paper.

Police

Additional police protection would be required for traffic control, parking lot vandalism problems, and preventative patrol.

Provide additional staffing.

Specific buildings within the complex may be difficult to find.

Clearly identify building numbers.

Unlighted parking areas may result in personal safety problems.

Provide parking lot lighting for personal safety.

Fire

Multistory buildings would require a ladder truck in South Natomas.

Require developer funding of specialized equipment.

Required 3,000 gpm fire flow not available.

Require buildings to be fully sprinklered, require fire separation walls, and require compliance with fire department design review recommendations.

Lack of emergency vehicle access to the south side of the project site limits the capabilities of the department.

Revise project site design to provide access to the south side of the site.

Parks

Increased demand for recreational facilities by employees.

Provide recreational facilities for project employees, as shown on project schematic.

The proposed project would reduce fees and/or land dedicated for future park development in South Natomas.

Provide park financing by nonresidential users.

Development along drainage canal will necessitate fencing. Realignment of parkway corridor.

Require developer contributions to finance fencing of the canal. Alternate route should be fully compatible with parkway corridor objectives.

Schools

No student enrollment would be generated by the project.

None.

Libraries

Increased demand for library services.

None.

Transportation

Bicycle/Pedestrian

Slightly increased traffic volumes would result in somewhat higher impedance of bicycle and pedestrian movements.

Provide bicycle and pedestrian crossings and overcrossings.

Summary Table

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<u>C. LESS THAN SIGNIFICANT IMPACTS - Continued</u>		
<u>Noise</u>	Predicted on-site Ldn of 57-64 dB. Land use/noise compatibility category "B" (use permitted only after identifying any required protective measures needed).	Normal building construction practices provide adequate noise reduction.
<u>Energy</u>		
Natural Gas	No anticipated adverse impacts.	None.
<u>Hydrology, Drainage, and Water Quality</u>		
Storm Drainage	Storm drainage flows of 11.2 cfs.	Reclamation District 1000 will levy one-time charges to help finance drainage system improvements.
Seepage	Surface ponding of water or high groundwater tables can cause flooding of buildings, structural deterioration of buildings or other improvements, infiltration of groundwater into sewer, water, or other underground utility lines, and damage to landscaping.	Implement design features to reduce seepage impacts.
<u>Biology</u>		
	Construction of pond could impact mature oak and walnut trees.	Construct pond carefully to avoid impacting mature trees.
	Exotic wildlife species could be encouraged by landscaping vegetation.	Use native vegetation for landscaping.
	Riparian vegetation outside the required 60-foot preservation zone would be subject to disturbance.	Increase the buffer zone to 200 feet to include the entire riparian community.
<u>Cultural Resources</u>		
	No anticipated adverse impacts.	Monitor construction activities.
<u>D. BENEFICIAL IMPACTS</u>		
<u>Employment</u>		
	3,004 direct on-site jobs and a total of 7,886 direct and secondary jobs created with positive impacts on unemployment. About 724 person-years of construction employment generated. If jobs not provided on-site, they would probably be provided elsewhere in region.	None.
<u>Public Facilities and Services</u>		
Parks	The project parking area could be used by recreationists during off working hours if parking is located next to the parkway corridor.	None.

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH SIDE OF GARDEN HIGHWAY, APPROXIMATELY 500 FEET WEST OF GATEWAY OAKS DRIVE FROM THE SINGLE FAMILY PLANNED UNIT DEVELOPMENT (R-1-PUD) ZONE(S) AND PLACING THE SAME IN THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE(S)

(FILE NO. **P88-002**) APN: 274-0320-030

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the Singel Family Planned Unit Development (R-1-PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building Planned Unit Development (OB-PUD) zone(s).

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on May 5, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

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

SECTION 3.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-002

DESCRIPTION OF PROPERTY TO BE ZONED
RIVERVIEW OAKS

Parcel 3, as said parcel is shown on that certain Parcel Map entitled "Parcel 1, 77 P.M. 7 and a Portion of Lot A, 75 P.M. 34," recorded in the office of the Recorder of Sacramento County in Book 81 of Parcel Maps at Page 10.

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH SIDE OF GARDEN HIGHWAY, APPROXIMATELY 500 FEET WEST OF GATEWAY OAKS DRIVE FROM THE SINGLE FAMILY PLANNED UNIT DEVELOPMENT (R-1-PUD) ZONE(S) AND PLACING THE SAME IN THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE(S)

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-002

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DESCRIPTION OF PROPERTY TO BE REZONED
RIVERVIEW OAKS

Parcel 3, as said parcel is shown on that certain Parcel Map entitled "Parcel 1, 77 P.M. 7 and a Portion of Lot 4, 75 P.M. 34," recorded in the office of the Recorder of Sacramento County in Book 81 of Parcel Maps at Page 10.

December 20, 1988

The Spink Corporation
2590 Venture Oaks Way
Sacramento CA 95833

Dear Gentlepersons:

On December 13, 1988, the Sacramento City Council took the following action(s) for property to be known as River Plaza, located at the north side of Garden Highway, approximately 500 feet west of Gateway Oaks Drive (P-88002):

- A. Withdrew the request to amend the 1978 South Natomas Community Plan for 37± gross vacant acres from Residential 4-21 du/ac (7 min. av. and 12 units min. av.) to 35+ acres Office/Office Park and 2± acres Parks/Open Space.
- B. Adopted Resolution No. 88-1059, as amended, and Agreement No. 88126 approving amending the Natomas Oaks PUD and Schematic Plan from Residential to Office Uses and redesignate and adopt a schematic plan and development guidelines for a Planned Unit Development to be known as River Plaza, consisting of a 336,600 gross sq. ft. of office on 37 gross acres.
- C. Adopted Ordinance No. 88-085 approving rezone of 37± gross acres from Single Family Planned Unit Development (R-1(PUD)) to Office Building Planned Unit Development (OB(PUD)).
- D. Adopted Resolution No. 88-1060 adopting Findings relative to the Environmental effects and overriding consideration supporting approval.

Enclosed, for your records, are fully certified copies of the above referenced documents except for Agreement No. 88126.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

JB/lmh/#34

Enclosures

cc: Art Gee, Planning Department
Natomas Oaks West, 7700 College Town Dr., #101, Sacramento, Ca, 95826