

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Amendment of the Schematic Plan and Development Guidelines for a Planned Unit Development know as Natomas Corporate Center and City Agreement Number 83034 to increase the maximum building height for four buildings from four to six stories, for a maximum building height of 85 feet.

BACKGROUND:

The Planning Commission heard the KCS Development Company request (P88-046) to amend the 1978 South Natomas Community Plan and Natomas Corporate Center Schematic Plan, Development Guidelines and Development Agreement to create a 2.7 acre park and increase permitted office space by 60,000+ gross square feet for a total of 853,313+ sq. ft. of office on 62+ acres on April 21, 1988 and May 5, 1988. The Planning commission recommended approval of the requested entitlements and forwarded the project to the City Council. The staff presentation to the Council was heard on June 14, 1988 and public testimony is scheduled for the July 12 and July 26 City Council hearings. The staff report, conditions of approval and PUD Guidelines are attached for the Commission's information.

On June 15, 1988, the applicant requested that the entitlements be amended to allow an increase in building height for four buildings within the PUD from four stories (65') from Natomas Corporate Center buildings was previously tied to the KVIE application (P86-158) when it was heard in 1986.

The property owner, KCS, donated 5+ acres of land within the PUD to KVIE, with the understanding that the City would permit an additional 65,000+ gross square feet of office development within the remainder of the Natomas Corporate Center PUD as compensation. The height increase is requested to ensure that adequate parking, landscaping, and setbacks can be provided while accommodating the additional office square footage.

In order to timely process KVIE's application within the parameters of the 1987 court order, the applicant proceeded with the proposal for KVIE separately from the requested square footage and height increase for Natomas Corporate Center. The Planning Commission heard the KVIE request on June 23, 1986.

STAFF EVALUATION:

The four buildings proposed for increased height are depicted on the Schematic Plan. The twin towers (P87-051) were exempt from the court order and have been approved for development. The other two buildings are adjacent to the proposed KVIE site. Staff has no objection to the increased building height under the circumstances discussed in the Project Background section. The applicant must

apply for a special permit approval from the Planning Commission for review of actual building plans prior to construction of the remaining two buildings.

RECOMMENDATIONS: Staff recommends that the Planning Commission:

Amend the Schematic Plan and Development Guidelines for the Planned Unit Development known as Natomas Corporate Center and City Agreement No. 83034, to increase the maximum building height for four buildings from four to six stories, for a maximum building height of 85 feet.

Respectfully submitted,

*Holly Keeler via V. Davis*  
Holly Keeler,  
Associate Planner

HK:vf

P88-046

July 14, 1988

Item #18

# CITY PLANNING COMMISSION

12. 'I' STREET, SUITE 200, SACRA. NTO, CA 95814

**APPLICANT** KCS Development Company, 7919 Folsom Blvd., St. 150, Sacramento, CA 95826  
**OWNER** Bannon Investors, 7910 Folsom Blvd., St. 150, Sacramento, CA 95826  
**PLANS BY** Spink Corporation  
**FILING DATE** 12/22/87 **ENVIR. DET.** EIR **REPORT BY** HK:pe  
**ASSESSOR'S-PCL. NO.** 274-0042-101, 011,016,017,018,023,024,026,027,028,033,035

- 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 2.7+ acres from Office to Parks/Open Space.
  - C. Amend the schematic plan and development guidelines for a Planned Unit development known as Natomas Corporate Center and City Agreement Number 83034 to create a 2.7+ acre park site and to increase the total permitted office space by 60,000+ gross sq. ft., for a total of 853,313+ sq. ft. of office on 62+ acres.

**LOCATION:** Easterly side of Interstate - 5, between Garden Highway and West El Camino Avenue.

**PROPOSAL:** The entitlements will increase the permitted square footage of office space from 793,313 sq. ft. to 853,313 sq. ft. and to establish a 2.7+ acre park site.

**PROJECT INFORMATION:**

General Plan Designation:	Regional Commercial and Offices
1978 South Natomas Community Plan Designation:	Office
1988 Draft South Natomas Community Plan:	Office/Office Park and Parks/Open Space
Existing Zoning of Site:	OB (PUD)
Existing Land Use of Site:	Offices and a day care center, vacant

**Surrounding Land Use and Zoning:**

North: Multiple Family; R-2B-R  
South: American River Parkway; & A  
East: Vacant, Bannon Stough; OB(PUD), R-2B(PUD)  
West: Interstate-5; TC

Property Area: 62 + gross acres, 57.8 + net acres  
Density of Development: 14,763 sq. ft. per net acre

**APPLC. NO.** P88-046 **MEETING DATE** 7/14/88 **ITEM NO.** 18

## PROJECT BACKGROUND

The Natomas Corporate Center Planned Unit Development was established by the City Council (City Resolution No. 82-858), with the adoption of the Planned Unit Development (P82-066) and Development Agreement (City Agreement No. 83-034) on January 6, 1983. The Development Agreement terminates on January 6, 1993.

On January 14, 1986, the City Council approved an amendment to the 1978 South Natomas Community Plan to add a 2.7± acre parksite and an amendment to the Natomas Corporate Center PUD and City Agreement No. 83034 to allow an additional 60,000 gross square feet of office space, a day care center and to dedicate a 2.7± acre park site.

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 December 22, 1987, the applicant refiled for the PUD and Development Agreement amendments to allow an additional 60,000 gross square feet of office space, a day care center and to designate a 2.7± acre park site.

## PROJECT DESCRIPTION

The applicant is requesting an increase of 60,000 gross square feet of office space. Approval of the request will increase the total square feet of office space for the Natomas Corporate Center PUD from 793,313 square feet to 853,313 square feet on 62± gross acres zoned Office Building Planned Unit Development (OB {PUD}).

The following entitlements will be required: The 1978 South Natomas Community Plan is proposed to be amended for 2.7± acres from Office to Parks/Open Space. The schematic plan and development guidelines for the Planned Unit Development and City Agreement No. 83034 are proposed to be amended to increase the total permitted office space by 60,000 gross square feet for a total of 853,313 sq. feet on 62± gross acres and to create a 2.7± acre park.

Two office buildings totaling 186,000 square feet have been constructed on the site and a day care center is located adjacent to the Bannon Slough. Roads have been constructed to service future building pads. Surrounding land uses include apartments located north of the site, Discovery Park and the American River located south of the site, apartments and vacant land located east of the Bannon Slough, and Interstate 5 located west of the site.

## ENVIRONMENTAL ANALYSIS

The EIR and 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 de

P88-046

5  
7-14-88

#18

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.

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. TSM requirements binding future property owners are now required to be incorporated in the C.C. & R.'s for the development.

The project proponent is required to participate in the design and construction of a bike trail along the Bannon Slough as identified in the Sacramento Bikeway Master Plan and the draft 1988 South Natomas Community Plan. The bike trail is proposed to extend from West El Camino Avenue to the Garden Highway. Participation shall include acquisition of right-of-way from property owners along the eastern edge of the Bannon Slough as well as financial contributions to be negotiated with the City.

#### STAFF EVALUATION

The proposal is consistent with the General Plan designation for the site of Regional Commercial & Offices and Parks and Recreation/Open Space.

The applicant is requesting an amendment to the 1978 community plan designation to reflect the 2.7± acre parksite. The proposal is consistent with the draft 1988 South Natomas Community Plan, which is depicted on Exhibit A, attached to this report. The 2.7± acre site will be incorporated into the 23.72± acre Bannon Creek park, which is one of the reserved but undeveloped city parkways in the South Natomas Community. The park will allow for the preservation and regeneration of a stand of native oaks. The stand includes numerous Heritage sized trees.

The site is zoned and designated on the 1978 and draft 1988 South Natomas Community Plans for office park development. Plan policies

P88-046

6  
7-14-88

#18

recommend that office parks be located on freeway frontage to improve views from the freeways. Office park development is limited in density to provide for an attractive campus-like setting with a high percentage of landscape coverage and to reduce traffic capacity demand. The Natomas Corporate Center has primary access from West El Camino Avenue and is proximate to the freeway interchange. Office generated traffic will not travel through residential neighborhoods.

Presently, the applicant has submitted only a schematic plan reflecting the gross acreage to be devoted to the Office Building zone and the park site. The development guidelines require that an architectural review committee be established by the Natomas Corporate Center, which shall be set forth in the C.C. & R.'s for the 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.

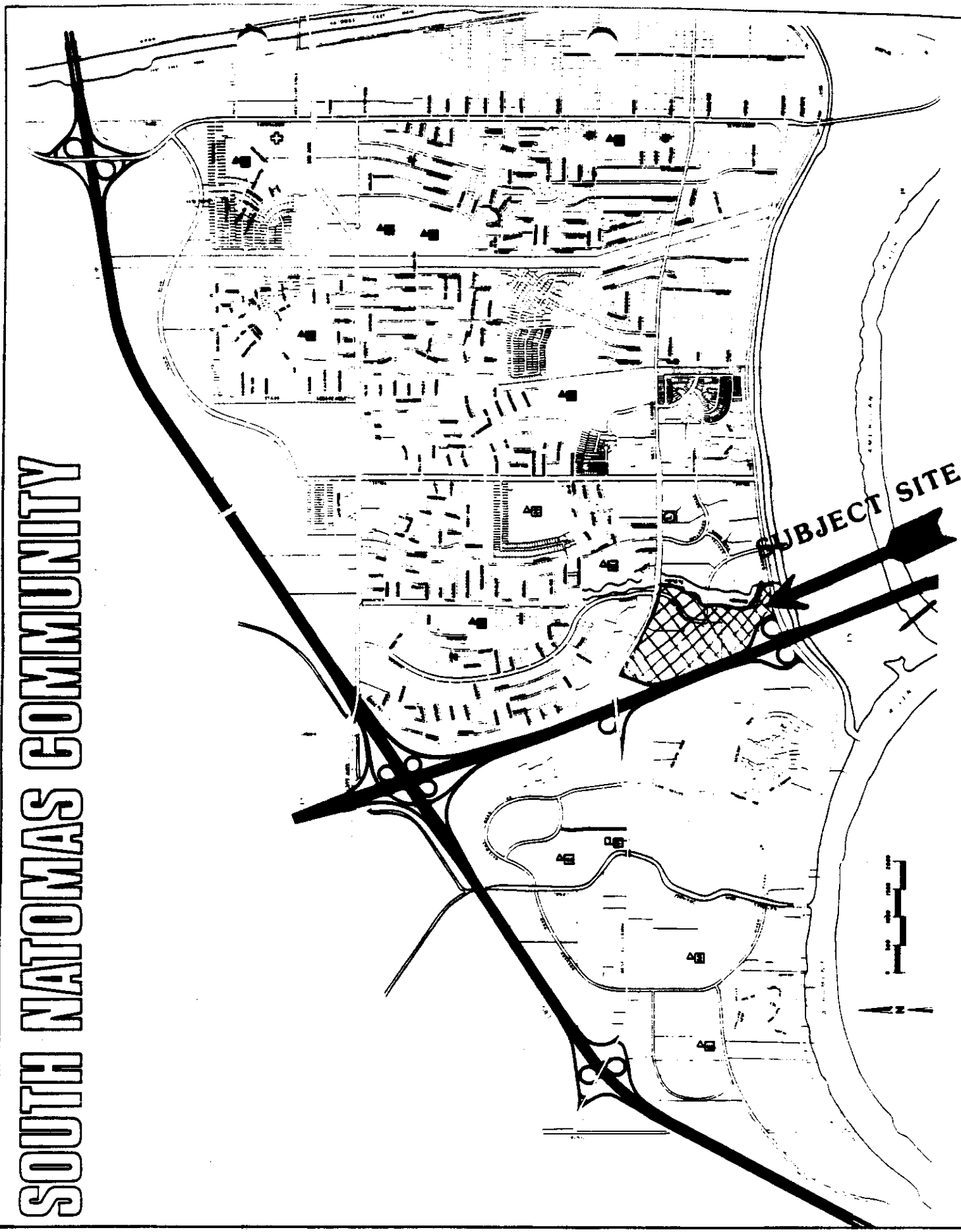
The PUD is to have an overall architectural theme. Color schemes, landscape elements, building materials and design are to be constructed to create a desirable harmonious theme. Minimum landscaped coverage for any site is 25%. A minimum landscaped setback of 100 feet is required adjacent to I-5, and 50 feet adjacent to major thoroughfares. On-street parking is discouraged. Overall building coverage is limited to 853,313± square feet, which results in 13,763 square feet per net acre. Building height is limited to 65 feet.

A sign program is to be submitted with all individual project applications. All signs are 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, one monument sign (48 sq. ft. max. size) is permitted at the entrance of the office park and each individual parcel is permitted one monument sign (48 sq. ft. max. size).

#### 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 2.7± acres from Office to Parks/Open Space.
3. Amend the schematic plan and development guidelines for the Planned Unit Development known as Natomas Corporate Center and City Agreement No. 83034, to create a 2.7± acre parksite and to increase the total permitted net square feet of office space by 60,000± sq. ft., for a total of 853,313± sq. ft. of office space on 62± acres.

# SOUTH NATOMAS COMMUNITY



## VICINITY MAP

P-88-046





























8  
7-14-88

items

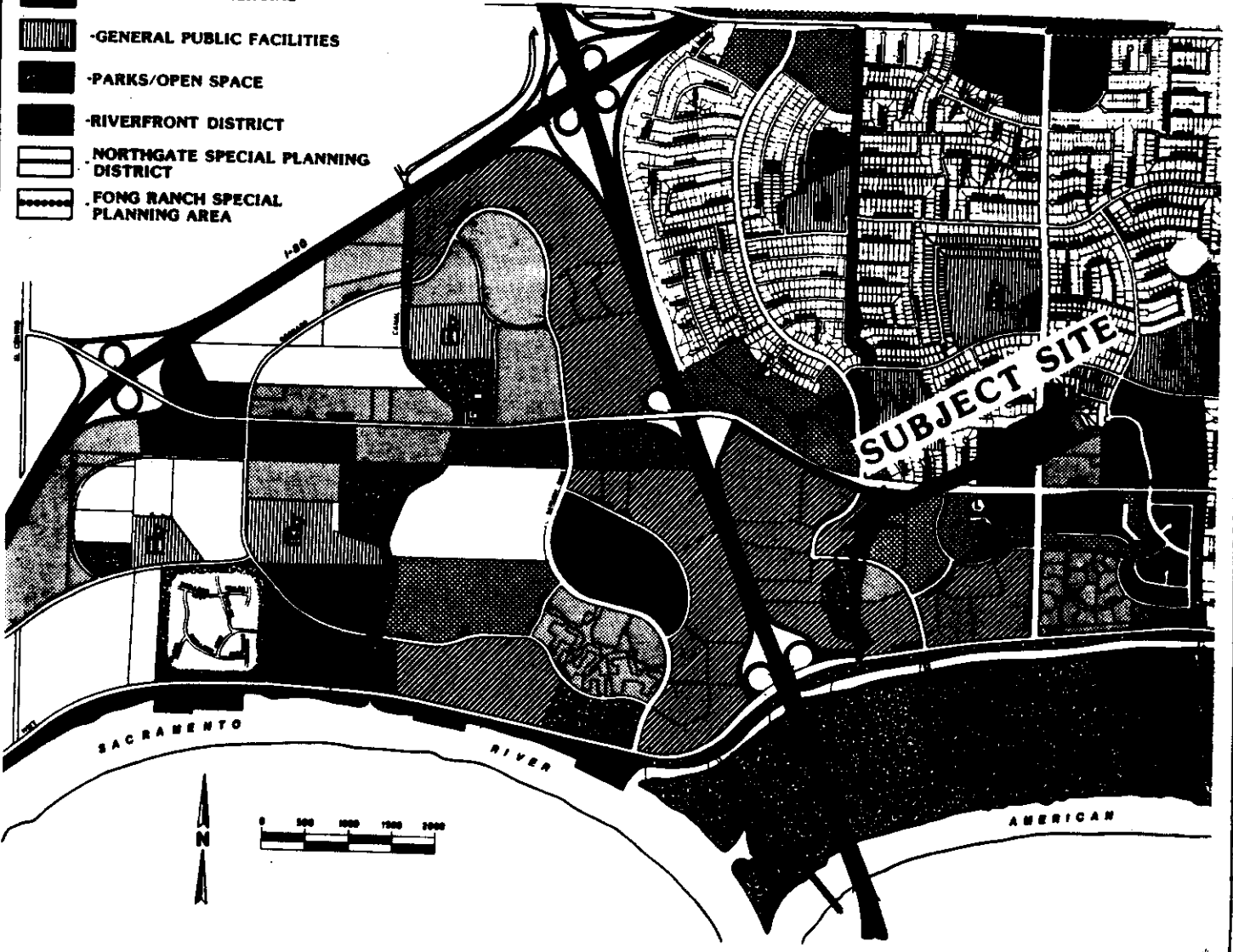
# EXHIBIT A

# SOUTH NATOMAS COMMUNITY

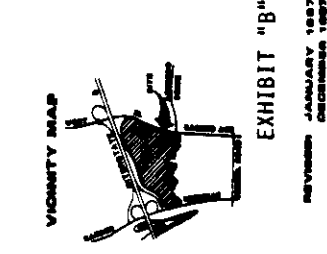
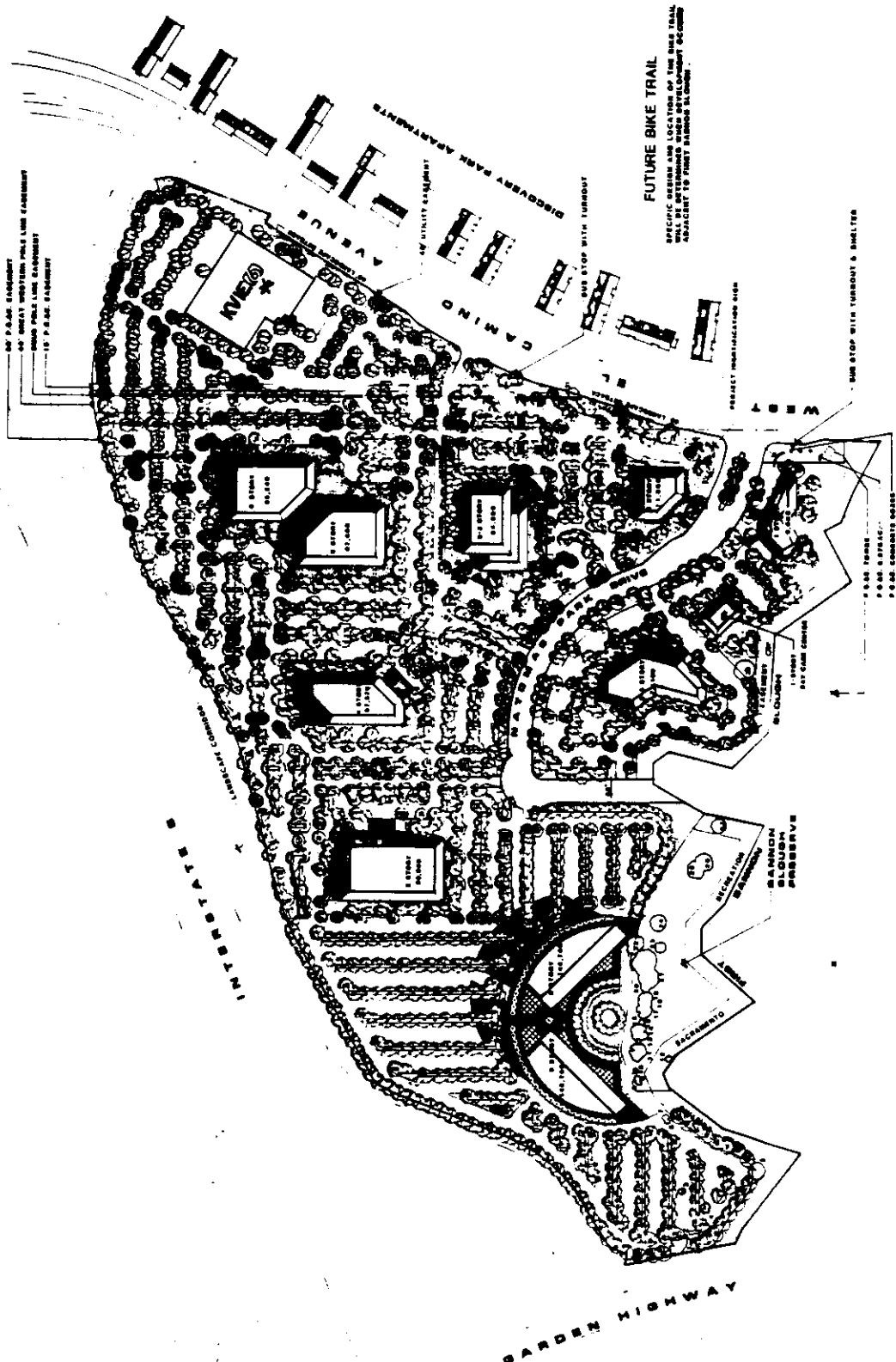
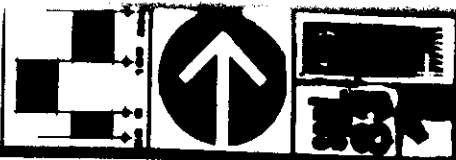
## PROPOSED LAND USE

- |   |  |   |                      |
|---|--|---|----------------------|
|    | -LOW DENSITY RESIDENTIAL<br>(4-8 DU/AC) (7 MAX. AV./NET ACRE)      |    | -HOSPITAL (PROPOSED) |
|    | -MEDIUM DENSITY RESIDENTIAL<br>(7-15 DU/AC) (14 MAX. AV./NET ACRE) |    | -LIBRARY (PROPOSED)  |
|    | -MEDIUM HIGH DENSITY RESIDENTIAL<br>(11-21 DU/AC) NET ACRE)        |    | -FIRE STATION        |
|    | -HIGH DENSITY RESIDENTIAL<br>(21-29 DU/AC) (23 MAX. AV./NET ACRE)  |    | EXISTING             |
|    | -OFFICE/OFFICE PARK  |  | PROPOSED             |
|    | -BUSINESS PARK   |    | -HIGH SCHOOL         |
|    | -NEIGHBORHOOD COMMERCIAL   |    | EXISTING             |
|    | -COMMUNITY/SUPPORT COMMERCIAL                                      |  | PROPOSED             |
|    | -HIGHWAY COMMERCIAL  |    | -JR. HIGH SCHOOL     |
|    | -GENERAL PUBLIC FACILITIES   |    | EXISTING             |
|    | -PARKS/OPEN SPACE  |  | PROPOSED             |
|    | -RIVERFRONT DISTRICT   |    | -ELEMENTARY SCHOOL   |
|    | -NORTHGATE SPECIAL PLANNING DISTRICT                               |    | EXISTING             |
|  | -FONG RANCH SPECIAL PLANNING AREA                                  |    | PROPOSED             |

NOTE: Proposed sites are conceptual







**EXHIBIT "B"**  
REVISED JANUARY 1987  
OCTOBER 1987

**Schematic Plan Summary**

Item	Quantity	Unit
GROSS ACRES	SEE AC.	
NET ACRES	SEE AC.	
TOTAL BUILDING AREA	825,313	SQ. FT.
OFFICE BUSINESS	825,313	SQ. FT.
PARKING PROVIDED	2687	SPACES
PARKING ASSUMED	2687	SPACES

\* KUIE not a part of this request

**EXISTING TREE LEGEND**

Symbol	Description
(Symbol)	1" DBH
(Symbol)	2" DBH
(Symbol)	3" DBH
(Symbol)	4" DBH
(Symbol)	5" DBH
(Symbol)	6" DBH
(Symbol)	7" DBH
(Symbol)	8" DBH
(Symbol)	9" DBH
(Symbol)	10" DBH
(Symbol)	11" DBH
(Symbol)	12" DBH
(Symbol)	13" DBH
(Symbol)	14" DBH
(Symbol)	15" DBH
(Symbol)	16" DBH
(Symbol)	17" DBH
(Symbol)	18" DBH
(Symbol)	19" DBH
(Symbol)	20" DBH
(Symbol)	21" DBH
(Symbol)	22" DBH
(Symbol)	23" DBH
(Symbol)	24" DBH
(Symbol)	25" DBH
(Symbol)	26" DBH
(Symbol)	27" DBH
(Symbol)	28" DBH
(Symbol)	29" DBH
(Symbol)	30" DBH
(Symbol)	31" DBH
(Symbol)	32" DBH
(Symbol)	33" DBH
(Symbol)	34" DBH
(Symbol)	35" DBH
(Symbol)	36" DBH
(Symbol)	37" DBH
(Symbol)	38" DBH
(Symbol)	39" DBH
(Symbol)	40" DBH
(Symbol)	41" DBH
(Symbol)	42" DBH
(Symbol)	43" DBH
(Symbol)	44" DBH
(Symbol)	45" DBH
(Symbol)	46" DBH
(Symbol)	47" DBH
(Symbol)	48" DBH
(Symbol)	49" DBH
(Symbol)	50" DBH

# ATTACHMENT A

## NATOMAS CORPORATE CENTER PUD

### CONDITIONS OF APPROVAL

P88-046

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 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. Participate in the design and construction of a bike trail along the Bannon Slough as identified in the Sacramento Bikeway Master Plan and the South Natomas Community Plan. The bike trail shall extend from West El Camino Avenue to the Garden Highway. Participation shall include but not be limited to negotiations for the appropriate right-of-way with the property owner along the easter edge of the Bannon Slough as well as financial contributions to be negotiated with the City. Design and construction of the Bannon Slough bike trail shall include but not be limited to the following:
  - a. An off-street connection from the southeast corner of the West El Camino Avenue and Natomas Park Drive intersection for bicycle and pedestrian access to the Bannon Slough bike trail. Existing landscaping and other improvements shall be modified for a design to the satisfaction of the Traffic Engineer.
  - b. Dedication of easements for the bike trail along the Bannon Slough where soil conditions are appropriate for construction of the bike trail.
  - c. Dedication of easements for an at-grade crossing of Natomas Park Drive. Design of the at-grade crossing shall be to the satisfaction of the Traffic Engineer.
  - d. Incorporation of the bike trail to the east of the oak preserve area to minimize disturbance of the existing oak trees.
  - e. An off-street connection from the southern end of the Bannon Slough to the northwest corner of the Natomas Park Drive and Garden Highway intersection. All easements, final design and alignments shall be to the satisfaction of the Traffic Engineer.
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. 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.

9. Enter into an agreement in perpetuity with the City to: a) hire and pay professional arborist to develop a comprehensive management plan for the oak preserve and; b) to provide dollars to the City for annual maintenance of the oak preserve in accordance with Section 3.B.3 of the First Amendment of City Agreement No. 83-034.
10. Amend City Agreement No. 83-034 to include an additional 60,000 gross building square feet of office building square footage and a 2.7+ acre park site. The latter shall be deeded to the City in accordance within Section 3.B.3 of the First Amendment of City Agreement No. 84-034. The additional building square footage shall be subject to the conditions and exactions of the Development Agreement, with the following exception.

The additional square footage shall be included 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 FBA 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 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.

The developer shall determine the schedule of payments included under the Development Agreement and the FBA District. This schedule will be determined upon agreement of the Director of Public Works.

P88-046  
PUD

P88-046

13  
7-14-88

#18

# ATTACHMENT B

## DEVELOPMENT GUIDELINES

### NATOMAS CORPORATE CENTER\*

(P88-046)

#### 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

\* Amended to City Development Agreement No. 83-034.

Revised April 1988

P88-046

14  
7-14-88

#18

## I. PURPOSE AND INTENT

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

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

These Development Guidelines shall incorporate the Schematic Plan for Natomas Corporate Center approved by the Sacramento City Council by Resolution Nos. 83-034 and 86-068. 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 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.

P88-046

16  
7-14-88

#18

22. Cross sections of structures indicating relationship to adjacent buildings and roadways.
23. Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.
24. Bar scales on all plans.
25. Written approval of the pertinent Architectural Review Committee.
26. Phasing scheme and proposed timing schedule for buildout.
27. Written documentation of consultation with Regional Transit regarding the impacts of the development design on transit efficiency and effectiveness in serving the site.
28. A transportation systems management plan.
29. 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 net building square footage in the OB zone in Natomas Corporate Center shall not exceed 853,313 square feet.
2. The minimum building size shall be 40,000 square feet, with the exception of the two structures located at the northern entrance of the Natomas Corporate Center schematic. The minimum individual tenant space utilization shall be 2,500 square feet.
3. A structure less than 40,000 square feet may be allowed by special permit if:
  - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
  - b. The structure will house a uniquely desirable single tenant.
  - c. After 5 years or 50 percent of the office park's land area has been developed, whichever occurs first.

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

1. Corporate and regional headquarters.



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

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

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

#### IV. ENVIRONMENTAL STANDARDS IN THE OFFICE ZONE

##### A. General

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

##### B. Landscaping

1. **General:** Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

2. **Minimum Landscaping Coverage per Project:** Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 25 percent in the office zone. However, in the case of a single story office structure, the minimum landscaping coverage shall be 20 percent. Note: Landscaping within the I-5 scenic corridor does not count toward the minimum landscape coverage requirement.
3. **Planting Types.** All trees, shrubs, and groundcover planting types shall conform to the Natomas Corporate Center approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the planning department.
4. **Setbacks Adjacent to Public Right-of-Way and Private Drives.** For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover.
5. **Irrigation.** All landscaped areas shall be irrigated with timed permanent automatic underground systems.
6. **Surfaced Parking Lots.** Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.
7. **Approval of Landscaped Plans.** Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
8. **Front and Street Side Yard Setback Area.** Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
9. **Side and Rear Yard Setback Area.** All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

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

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

C. Pedestrian Circulation

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

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Required off-street parking shall be provided on the site served.
3. Parking Requirements:
  - a. Office (OB Zone)
    - 1) One automobile parking space for each 250 square feet of gross floor area.

P88-046

20  
7-14-88

#18

- 2) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.
  - 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.
- c. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
  - d. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.

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

A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.

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

E. Exterior Lighting:

1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

3. Lighting shall be oriented away from the properties adjacent to the PUD.
4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:

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

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

C. Building Setbacks

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

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

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

D. Building Height

The following is the maximum building height.

1. OB Zone - 65 feet.

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

E. Exterior Wall Materials

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

4. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.

F. Colors

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

G. Roof Projections and Design

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

H. Energy Conservation Standards

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

- e. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy use reduction.

I. Temporary Structures

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

J. Loading Areas

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

K. Outside Storage

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

L. Garbage Services/Trash Enclosures

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

M. Utility Connections, Mechanical Equipment and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.



3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to residences.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

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

Q. Miscellaneous Development Criteria

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

R. Hazardous Materials

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

## VI. SIGN CRITERIA AND REGULATIONS

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

188-046

26  
7-14-88

#18

**B. General Requirements**

1. A specific or conceptual sign program shall be submitted with individual project special permit applications per Section II.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. No sign shall be specifically designed or oriented to be viewed from the freeways, except as noted below, and/or the American River and Sacramento River Parkways.

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.

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.

P88-046

27  
7-14-88

#18

7. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
8. Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.
9. No signmakers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

D. Miscellaneous Requirements

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

E. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.
2. Informational and directional signs relating to pedestrian and vehicular flows within the South Natomas Office Park PUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.

P88-046

28  
7-14-88

#18

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

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; or
    - 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns; or
    - 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 back-lighted effect or non-illuminated. Internally 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 (c) below and may be oriented toward the freeway. However, no sign shall be specifically designed or oriented to be viewed from the American River and Sacramento River 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

P88-04L

32  
7-14-88

#18

## ATTACHMENT C

### Environmental Analysis

#### Original Proposed Project (1984 Individual EIR)

An EIR (Natomas Corporate Center, P82-006), was prepared for the originally proposed project in 1983, which addressed the impacts of developing an additional 81,000 square feet of office space and a 2.7+ acre park site. The EIR addressed the impacts of increasing the permitted office space to 874,313 square feet, which increases the net office density on the 62 acre site by 10 percent.

#### 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 3 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 impacts which cannot be mitigated are the conversion of 6+ acres of prime agricultural land to office development, and that a collector road would fragment a large contiguous area of existing woodland which may result in a decrease in wildlife diversity. The soils and geology impact which cannot be mitigated is the loss of 62+ acres of prime farmland.

#### Revised Project

The revised scope of the project reduces the 81,000 square feet increase to an increase of 60,000 square feet of office space.

#### Conditions of Approval

The Natomas Corporate Center 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 provide transit centers as necessary.
- o Use building design and materials to provide 20-30 dB reduction of outdoor noise levels.

P88-046

33  
7-14-88

#18



- o Implement SMUD's Conservation Load Management Measures.
- o Preserve Bannon Slough by implementing a 40 ft. wide easement beginning at the outer edge of the slough.
- o Locate the bike trail outside of the slough. Barriers to human and pet access along the slough to limit disturbance of retained habitat. Provide only a limited number of access points for hikers.

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 62 acres of prime farmland from future production.
- o Conversion of 62+ acres of prime agricultural land to office development and the fragmentation of a large contiguous area of woodland by the collector road.

Summary Table

Summary of Environmental Impacts and Mitigation Measures for Natomas Corporate Center

ry  
only  
ed  
ants  
s-  
be  
  
ed  
  
the  
-  
  
ol-  
  
le  
  
may  
  
ul-

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<b>A. <u>SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></b>		
<u>Consistency with Current Land Use Policies</u>	Inconsistent with 1978 SNCP policies on regional office development.	None available.
	Inconsistent with Draft 1984 SNCP policy to the extent that the increase in space increases the desirability of the site for uses that may otherwise locate downtown.	None available.
<u>Transportation</u>	The proposed project's increases in traffic contributes to unacceptable levels of service (incapable of feasible mitigation) at the following intersections:	
	W. El Camino Avenue/Northgate Boulevard	None available.
	Garden Highway/Northgate Boulevard	None available.
	I-5 Mainline Impacts	None available.
<u>Ecology and Soils</u>	Loss of 62 acres of prime farmland from future production.	None available.
<u>Ecology</u>	The collector road would fragment a large contiguous area of existing woodland which may result in a decrease in wildlife diversity.	None available.
<b>B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></b>		
<u>Transportation</u>	The project would increase traffic and contribute to unacceptable levels of service (prior to mitigation) at the following intersections:	
	E. Gateway Oaks Dr./W. El Camino Avenue	No further physical improvements feasible, divert drivers to other routes.
	W. El Camino Avenue/NB I-5 off-ramp	No further physical improvements feasible, divert drivers to other routes.
<u>Transit</u>	Increased peak demand on RT for bus and shuttle service, potentially requiring greater seating capacity, more routes, or shorter headways.	Increase RT subsidies, recognize transit needs in project design, provide bus shelters and turnouts and provide transit centers as necessary.
<u>Air Quality</u>	Traffic increases not expected to produce any violations of carbon monoxide standards. Increased project-related emissions would contribute to violations of state and federal ozone standards.	Implement measures identified in the regional 1982 Air Quality Plan.

## Summary Table. Continued

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<b>B. POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL - Continued</b>		
<u>Noise</u>	Predicted on-site Ldn of 64-75 dB. Land use/noise compatibility category "C" (use should be discouraged; if permitted, noise reduction measures required).	Use building design and materials to provide 25-30 dB reduction of outdoor noise levels.
<u>Energy</u>		
Electricity	Peak demand of 7,900 kilowatts; demand could be served by existing substation.	Implement SMUD's Conservation Load Management Measures.
<u>Biology</u>	Loss of bottomland forest habitat along Bannon Slough.	Preserve Bannon Slough by implementing a 40-foot-wide easement beginning at the outer edge of the slough.
	Bike trail could result in removal of understory vegetation and encourage human and domestic animal use of the slough area, which would reduce the value of the habitat for wildlife.	Locate the bike trail outside of the slough. Barriers to human and pet access along the slough to limit disturbance of retained habitat. Provide only a limited number of access points for hikers.
	Construction activities and landscaping could threaten mature oak trees that are retained.	Protect retained mature trees.
	Exotic wildlife species may inhabit the area unless native vegetation is used for landscaping.	Use native vegetation for landscaping.
<b>C. LESS THAN SIGNIFICANT IMPACTS</b>		
<u>Land Use</u>		
Proposed Uses	Addition of 81,000 sf of office space to an already approved 793,313 sf office park, and 2.7 acres of parkland along Bannon Slough would be dedicated to the City.	None.
Conflicts with Adjacent Uses	Project implementation would not involve a significant change in planned on-site use, so no additional conflicts would be anticipated.	None.
Market Feasibility	Market demand exists in South Natomas to support the 81,000 sf of office space.	None.
<u>Population</u>	No on-site population would result. "Worst case" indirect population impact of 284 persons (resulting from "new jobs" to the region).	Provide additional housing elsewhere in the City or County.
<u>Housing</u>	No dwelling units are proposed for the site. Indirect "worst case" demand for 284 housing units would be created. Indirect demand would probably occur elsewhere in the Sacramento area regardless of project implementation.	Conduct a regional jobs/housing balance study.
<u>Public Facilities and Services</u>		
<u>Water</u>	The entire (approved and proposed) project would require approximately 111,600 gpd of water. Service provision would cost the City an estimated \$111,600.	Implement standard water conservation measures. Investigate alternative means for financing water system expansion.

P88-046

36  
7-14-88

#18

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<b>C. LESS THAN SIGNIFICANT IMPACTS - Continued</b>		
Public Facilities Police Services	Peak wet weather wastewater flow for the entire project would be 100,440 gpd.	None.
Solid Waste	The entire site would generate 8,743 lbs/day of solid waste.	Recycle office paper.
Police Services	The additional square footage of office space would not impact police service.	None.
Air Quality	No adverse impacts are anticipated.	None.
Circulation	No adverse impacts are anticipated.	None.
Bicycle and Pedestrian	Slightly increased traffic volumes would result in somewhat higher impedance of bicycle and pedestrian movements.	Provide bicycle and pedestrian crossings and overcrossings.
Air Quality	No anticipated adverse impacts.	None.
Storm Drainage, Water Quality	Increased office space of site would not change storm drainage flows. Dedication of park acreage would slightly reduce total storm drainage flows. Site storm drainage flows would contribute to Natomas Main Drainage Canal flows.	One-time charge to help finance drainage system improvements by Reclamation District 1000.
Visual Resources	No major change in the visual impact of the office park is expected with project implementation.	None.
Cultural Resources	The site is considered to be of low sensitivity for cultural resources.	Monitor construction activities.
<b>D. BENEFICIAL IMPACTS</b>		
Employment	Build-out of the project would result in 360 direct jobs and 945 direct and secondary jobs with positive impacts on unemployment. About 87 person-years of construction employment generated. If jobs not provided on-site, they would probably be provided elsewhere in the region.	None.
Public Facilities Police Services	Project includes dedication of a 2.7-acre park site on Bannon Slough.	None.

P88-046

37  
7-14-88

#18