

FLOOR PLANS

NATOMAS CORPORATE CENTER

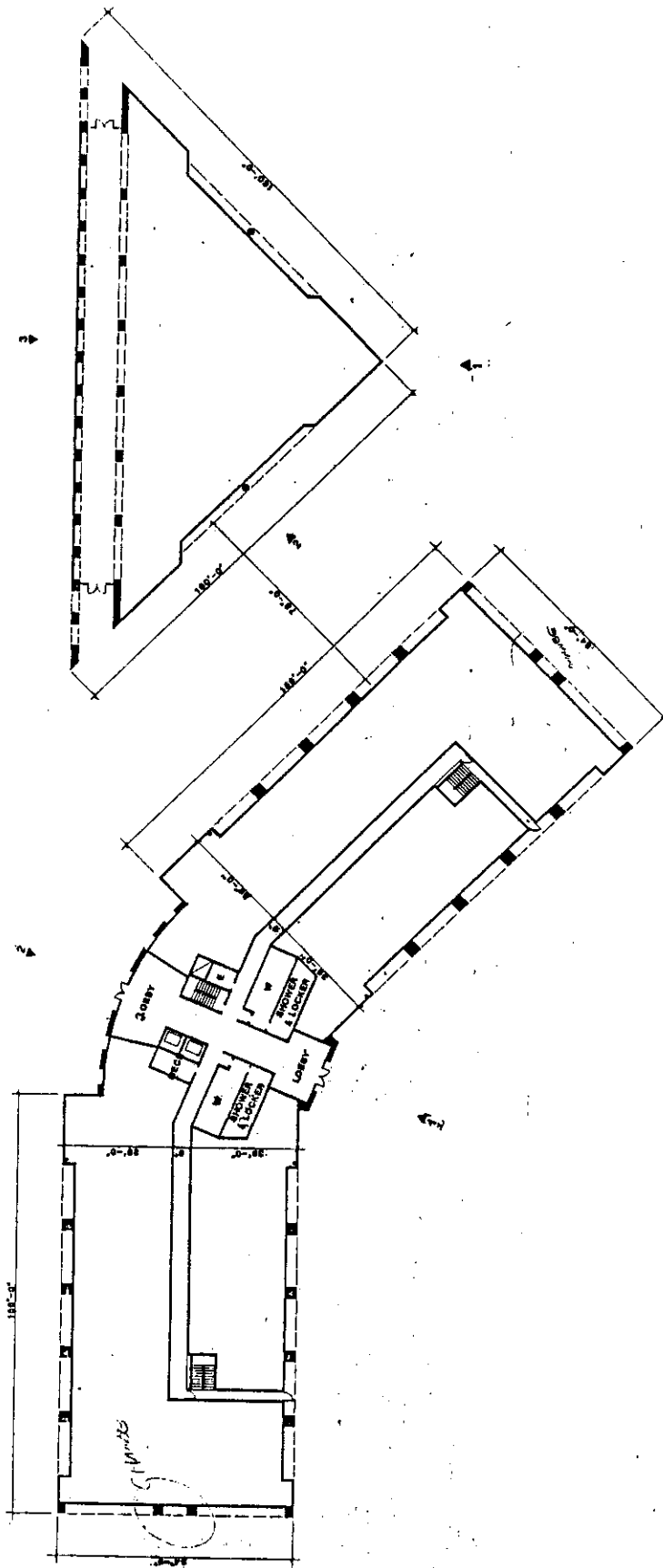
SACRAMENTO, CALIFORNIA
 KCS DEVELOPMENT COMPANY

LEASON POWEROY ASSOCIATES
 ARCHITECTS
 28 APRIL 1984

784-177

6-14-84

Handwritten notes and initials: "W", "CO", "H", "P", "D", "S", "21"



FLOOR PLANS

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA
KCS DEVELOPMENT COMPANY

LEASON POMEROY ASSOCIATES
84015.10
25 APRIL 1984

784-177

6-14-84

Handwritten initials and notes: "AD", "OB", "M", "H", "W", "C".

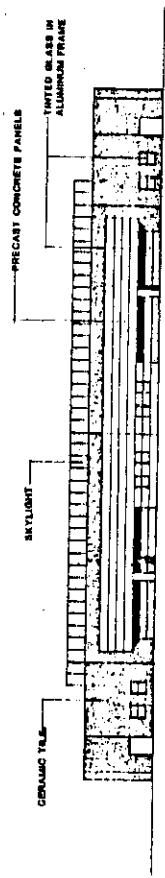
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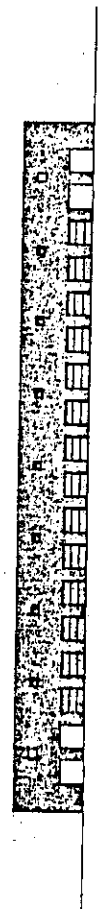
421



ELEVATION 1



ELEVATION 2



ELEVATION 3

EXTERIOR ELEVATIONS



NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA
KCS DEVELOPMENT COMPANY

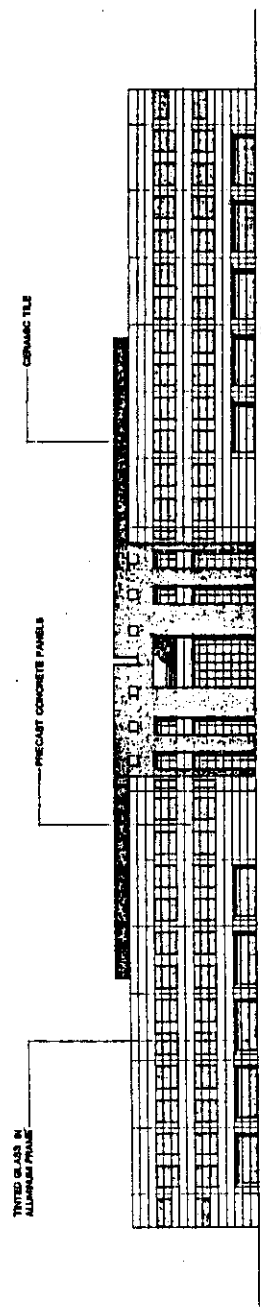
LEASON POMEROY ASSOCIATES
8401 S. 10
44, 27th, 1984

284-177

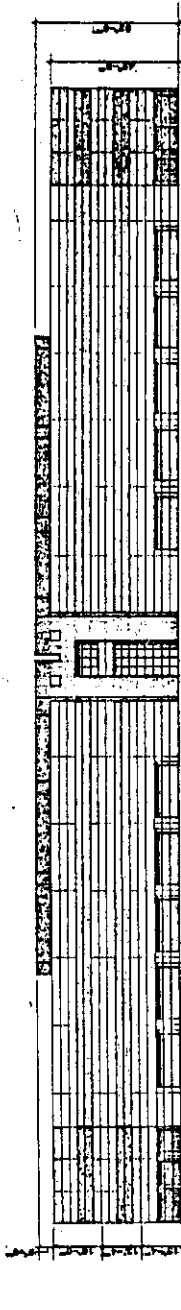
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PO
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721



ELEVATION 1



ELEVATION 2

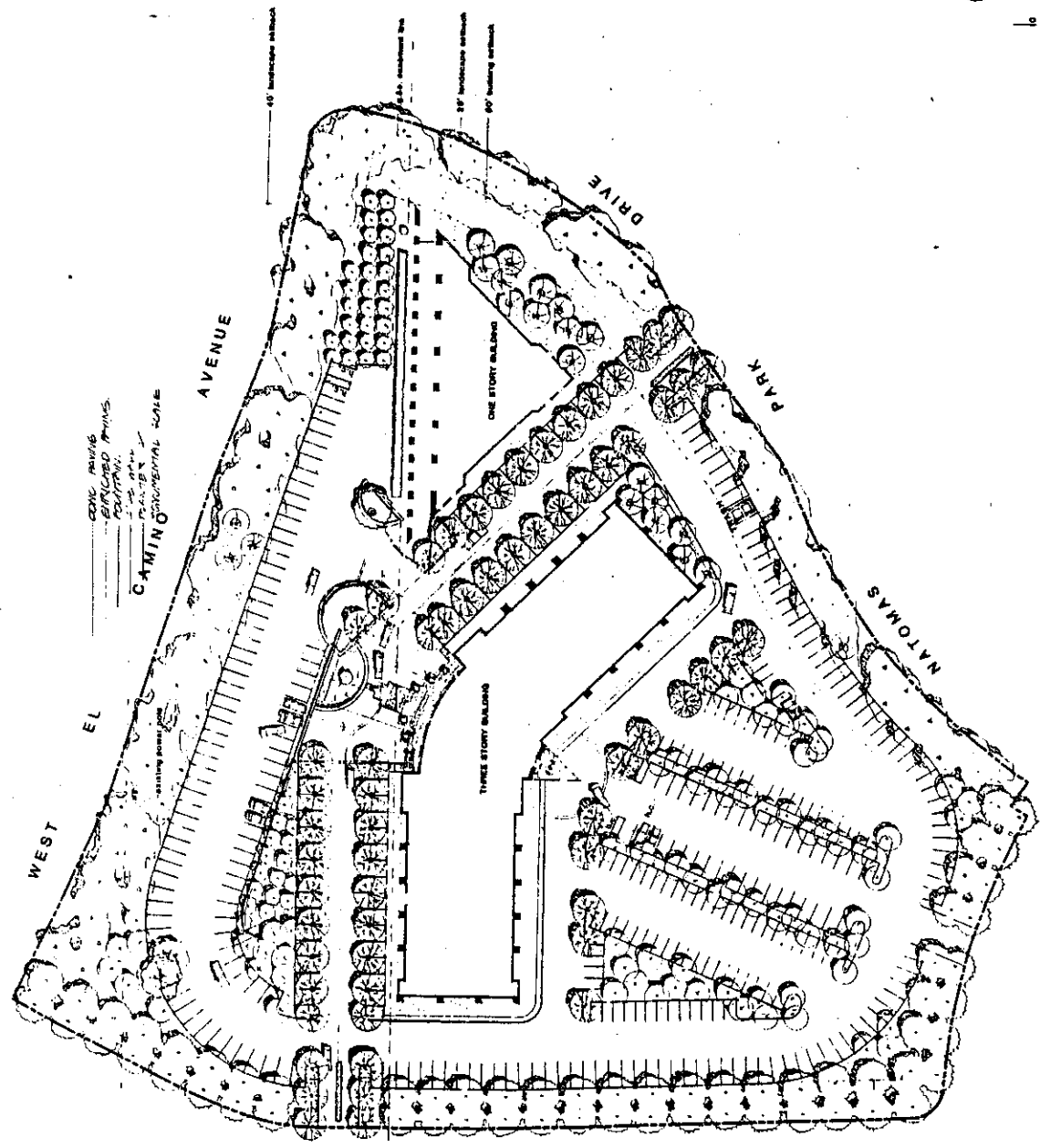
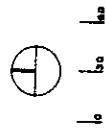


EXTERIOR ELEVATIONS

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA
KCS DEVELOPMENT COMPANY

LEASON POWEROY ASSOCIATES
SACRAMENTO, CALIFORNIA
26 APRIL 1954



PLANT LEGEND & SUN SHADE DIAGRAM

Plant Name	Symbol	Quantity	Notes
Acacia	(Symbol)	10	10' x 10'
Albizia	(Symbol)	15	10' x 10'
Amelanchier	(Symbol)	20	10' x 10'
Aspen	(Symbol)	10	10' x 10'
Bald Cypress	(Symbol)	15	10' x 10'
Basswood	(Symbol)	10	10' x 10'
Beech	(Symbol)	15	10' x 10'
Birch	(Symbol)	10	10' x 10'
Bur Oak	(Symbol)	15	10' x 10'
Camellia	(Symbol)	10	10' x 10'
Catalpa	(Symbol)	10	10' x 10'
Cherry	(Symbol)	15	10' x 10'
Chestnut	(Symbol)	10	10' x 10'
Cypress	(Symbol)	15	10' x 10'
Deciduous	(Symbol)	10	10' x 10'
Elm	(Symbol)	15	10' x 10'
Flowering Dogwood	(Symbol)	10	10' x 10'
Gum	(Symbol)	15	10' x 10'
Hickory	(Symbol)	10	10' x 10'
Holly	(Symbol)	15	10' x 10'
Juniper	(Symbol)	10	10' x 10'
Linden	(Symbol)	15	10' x 10'
Maple	(Symbol)	10	10' x 10'
Oak	(Symbol)	15	10' x 10'
Palm	(Symbol)	10	10' x 10'
Pine	(Symbol)	15	10' x 10'
Redwood	(Symbol)	10	10' x 10'
Sycamore	(Symbol)	15	10' x 10'
Taxus	(Symbol)	10	10' x 10'
Yew	(Symbol)	15	10' x 10'

NATOMAS CORPORATE CENTER

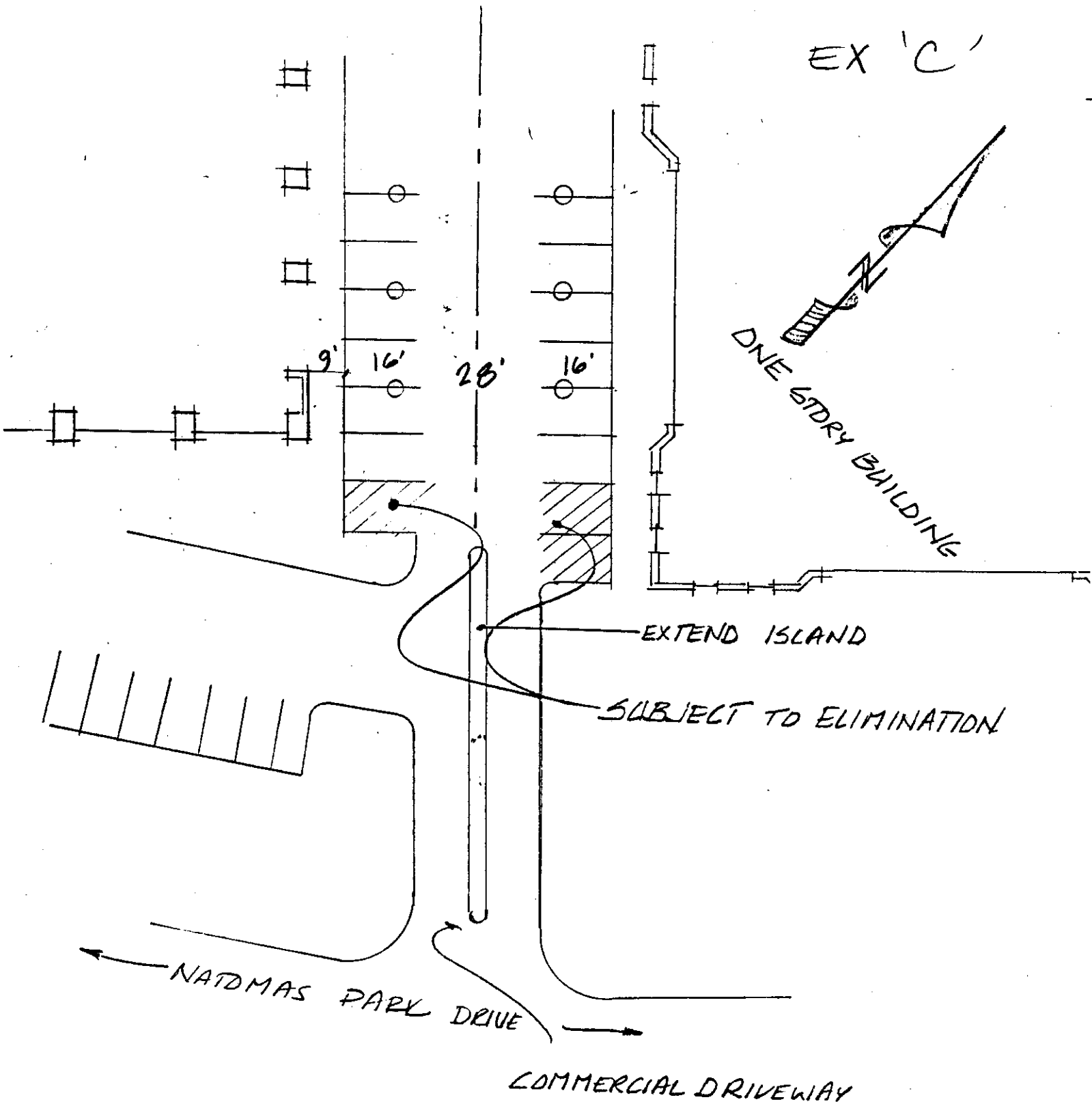
SACRAMENTO, CALIFORNIA
 KCS DEVELOPMENT, CO.
 LEASON POMEROY ASSOCIATES
 84015.10

P84-177

6-14-84

P 84177 +21

EX 'C'



NATOMAS CORPORATE CENTER

REVISED DRIVEWAY
ENTRANCE

P84-177

6-14-84

#21

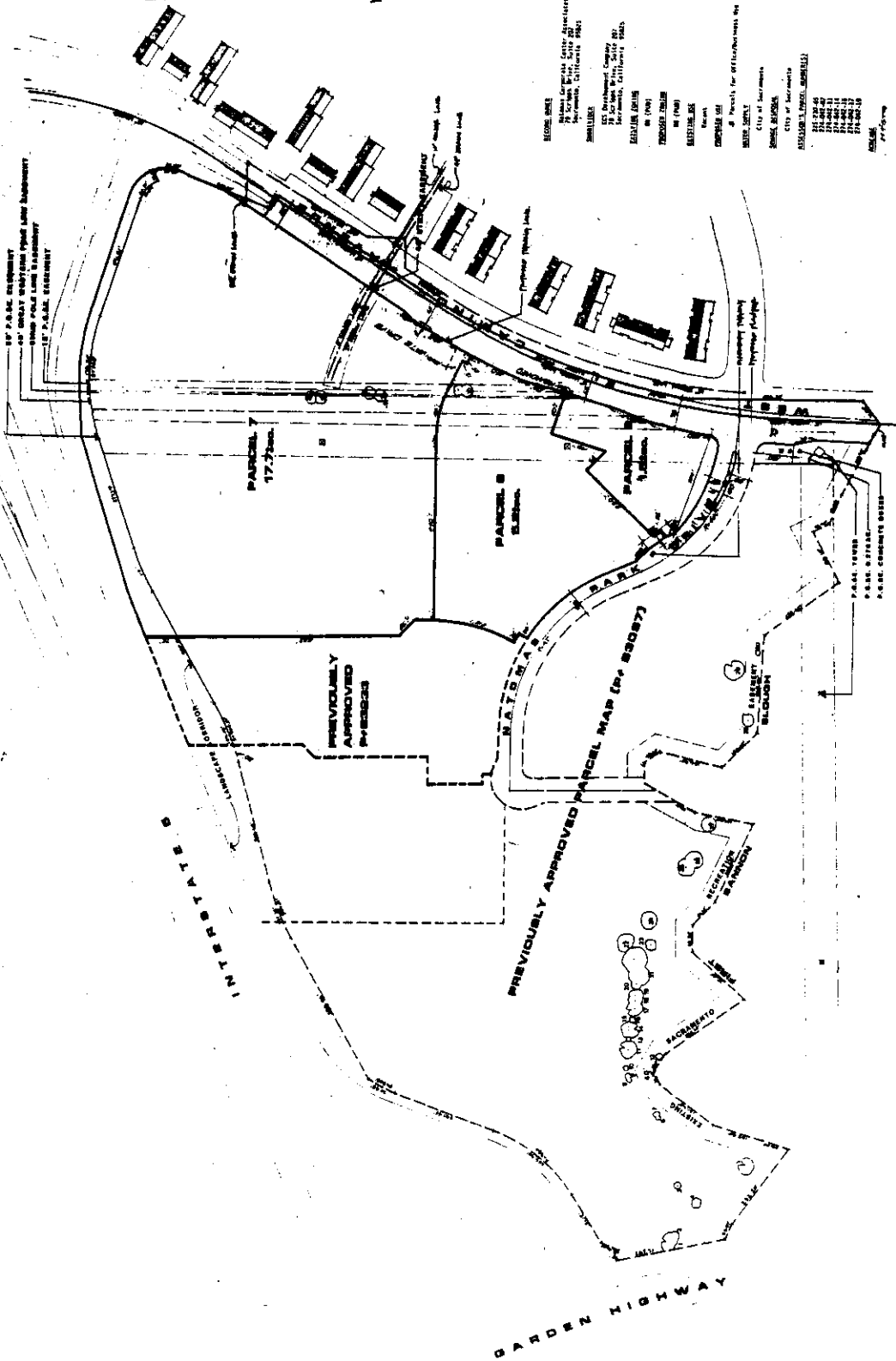
TENTATIVE
PARCEL MAP
OF
PARCEL C

a professionally planned business
community by KGS development co.
city of sacramento, california

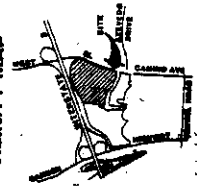
**matomas
corporate
center**



P 84177



VICINITY MAP



- LEGEND SHEET
- 1. 1st Development Center, Sacramento, California
- 2. 1st Development Center, Sacramento, California
- 3. 1st Development Center, Sacramento, California
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- 99. 1st Development Center, Sacramento, California
- 100. 1st Development Center, Sacramento, California

EXISTING TREE LEGEND

- 1. 10' - 15' Oak
- 2. 16' - 20' Oak
- 3. 21' - 25' Oak
- 4. 26' - 30' Oak
- 5. 31' - 35' Oak
- 6. 36' - 40' Oak
- 7. 41' - 45' Oak
- 8. 46' - 50' Oak
- 9. 51' - 55' Oak
- 10. 56' - 60' Oak
- 11. 61' - 65' Oak
- 12. 66' - 70' Oak
- 13. 71' - 75' Oak
- 14. 76' - 80' Oak
- 15. 81' - 85' Oak
- 16. 86' - 90' Oak
- 17. 91' - 95' Oak
- 18. 96' - 100' Oak
- 19. 101' - 105' Oak
- 20. 106' - 110' Oak
- 21. 111' - 115' Oak
- 22. 116' - 120' Oak
- 23. 121' - 125' Oak
- 24. 126' - 130' Oak
- 25. 131' - 135' Oak
- 26. 136' - 140' Oak
- 27. 141' - 145' Oak
- 28. 146' - 150' Oak
- 29. 151' - 155' Oak
- 30. 156' - 160' Oak
- 31. 161' - 165' Oak
- 32. 166' - 170' Oak
- 33. 171' - 175' Oak
- 34. 176' - 180' Oak
- 35. 181' - 185' Oak
- 36. 186' - 190' Oak
- 37. 191' - 195' Oak
- 38. 196' - 200' Oak
- 39. 201' - 205' Oak
- 40. 206' - 210' Oak
- 41. 211' - 215' Oak
- 42. 216' - 220' Oak
- 43. 221' - 225' Oak
- 44. 226' - 230' Oak
- 45. 231' - 235' Oak
- 46. 236' - 240' Oak
- 47. 241' - 245' Oak
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- 49. 251' - 255' Oak
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- 51. 261' - 265' Oak
- 52. 266' - 270' Oak
- 53. 271' - 275' Oak
- 54. 276' - 280' Oak
- 55. 281' - 285' Oak
- 56. 286' - 290' Oak
- 57. 291' - 295' Oak
- 58. 296' - 300' Oak
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- 60. 306' - 310' Oak
- 61. 311' - 315' Oak
- 62. 316' - 320' Oak
- 63. 321' - 325' Oak
- 64. 326' - 330' Oak
- 65. 331' - 335' Oak
- 66. 336' - 340' Oak
- 67. 341' - 345' Oak
- 68. 346' - 350' Oak
- 69. 351' - 355' Oak
- 70. 356' - 360' Oak
- 71. 361' - 365' Oak
- 72. 366' - 370' Oak
- 73. 371' - 375' Oak
- 74. 376' - 380' Oak
- 75. 381' - 385' Oak
- 76. 386' - 390' Oak
- 77. 391' - 395' Oak
- 78. 396' - 400' Oak
- 79. 401' - 405' Oak
- 80. 406' - 410' Oak
- 81. 411' - 415' Oak
- 82. 416' - 420' Oak
- 83. 421' - 425' Oak
- 84. 426' - 430' Oak
- 85. 431' - 435' Oak
- 86. 436' - 440' Oak
- 87. 441' - 445' Oak
- 88. 446' - 450' Oak
- 89. 451' - 455' Oak
- 90. 456' - 460' Oak
- 91. 461' - 465' Oak
- 92. 466' - 470' Oak
- 93. 471' - 475' Oak
- 94. 476' - 480' Oak
- 95. 481' - 485' Oak
- 96. 486' - 490' Oak
- 97. 491' - 495' Oak
- 98. 496' - 500' Oak
- 99. 501' - 505' Oak
- 100. 506' - 510' Oak
- 101. 511' - 515' Oak
- 102. 516' - 520' Oak
- 103. 521' - 525' Oak
- 104. 526' - 530' Oak
- 105. 531' - 535' Oak
- 106. 536' - 540' Oak
- 107. 541' - 545' Oak
- 108. 546' - 550' Oak
- 109. 551' - 555' Oak
- 110. 556' - 560' Oak
- 111. 561' - 565' Oak
- 112. 566' - 570' Oak
- 113. 571' - 575' Oak
- 114. 576' - 580' Oak
- 115. 581' - 585' Oak
- 116. 586' - 590' Oak
- 117. 591' - 595' Oak
- 118. 596' - 600' Oak
- 119. 601' - 605' Oak
- 120. 606' - 610' Oak
- 121. 611' - 615' Oak
- 122. 616' - 620' Oak
- 123. 621' - 625' Oak
- 124. 626' - 630' Oak
- 125. 631' - 635' Oak
- 126. 636' - 640' Oak
- 127. 641' - 645' Oak
- 128. 646' - 650' Oak
- 129. 651' - 655' Oak
- 130. 656' - 660' Oak
- 131. 661' - 665' Oak
- 132. 666' - 670' Oak
- 133. 671' - 675' Oak
- 134. 676' - 680' Oak
- 135. 681' - 685' Oak
- 136. 686' - 690' Oak
- 137. 691' - 695' Oak
- 138. 696' - 700' Oak
- 139. 701' - 705' Oak
- 140. 706' - 710' Oak
- 141. 711' - 715' Oak
- 142. 716' - 720' Oak
- 143. 721' - 725' Oak
- 144. 726' - 730' Oak
- 145. 731' - 735' Oak
- 146. 736' - 740' Oak
- 147. 741' - 745' Oak
- 148. 746' - 750' Oak
- 149. 751' - 755' Oak
- 150. 756' - 760' Oak
- 151. 761' - 765' Oak
- 152. 766' - 770' Oak
- 153. 771' - 775' Oak
- 154. 776' - 780' Oak
- 155. 781' - 785' Oak
- 156. 786' - 790' Oak
- 157. 791' - 795' Oak
- 158. 796' - 800' Oak
- 159. 801' - 805' Oak
- 160. 806' - 810' Oak
- 161. 811' - 815' Oak
- 162. 816' - 820' Oak
- 163. 821' - 825' Oak
- 164. 826' - 830' Oak
- 165. 831' - 835' Oak
- 166. 836' - 840' Oak
- 167. 841' - 845' Oak
- 168. 846' - 850' Oak
- 169. 851' - 855' Oak
- 170. 856' - 860' Oak
- 171. 861' - 865' Oak
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- 174. 876' - 880' Oak
- 175. 881' - 885' Oak
- 176. 886' - 890' Oak
- 177. 891' - 895' Oak
- 178. 896' - 900' Oak
- 179. 901' - 905' Oak
- 180. 906' - 910' Oak
- 181. 911' - 915' Oak
- 182. 916' - 920' Oak
- 183. 921' - 925' Oak
- 184. 926' - 930' Oak
- 185. 931' - 935' Oak
- 186. 936' - 940' Oak
- 187. 941' - 945' Oak
- 188. 946' - 950' Oak
- 189. 951' - 955' Oak
- 190. 956' - 960' Oak
- 191. 961' - 965' Oak
- 192. 966' - 970' Oak
- 193. 971' - 975' Oak
- 194. 976' - 980' Oak
- 195. 981' - 985' Oak
- 196. 986' - 990' Oak
- 197. 991' - 995' Oak
- 198. 996' - 1000' Oak

P84-177

6-14-84

EX 'A' # 21

5. The applicant shall submit a Transportation Management plan for the review and approval of the Planning Director prior to issuance of a building permit. The plan shall provide for at least 12.5% trip reduction for this site.
6. The applicant shall provide detailed plans for the trash enclosures. The plans shall utilize the following design standards:
 - a. The walls of the trash enclosure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main office building;
 - b. The trash enclosure structure shall have heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;
 - c. The trash enclosure facility shall be designed to allow walk-in access by janitorial personnel without having to open the enclosure gates;
 - d. The walls shall be a minimum six feet in height, more if necessary, for adequate screening;
 - e. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing vines.

The applicant shall include detailed plans indicating location and construction materials of the enclosure facility on the plans submitted for the building permit.

7. Plans for parking lots and walkway lighting shall be submitted for staff review and approval prior to issuance of a building permit. The minimum illumination level shall be one to two average maintained foot candles of light measured at the paved surface area.
8. A detailed signage program shall be submitted for the entire site for staff review and approval prior to issuance of a sign permit.
9. The applicant shall adhere to all provisions of the South Natomas Office Park PUD Guidelines and Natomas Center PUD Development Agreement.

Findings of Fact: Special Permit

1. The Special Permit as proposed and conditioned, is based upon sound principles of land use in that the project conforms with the South Natomas Office Park PUD Development Guidelines:
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the project provides adequate parking, landscaping and setbacks and the access will be designed to minimize traffic congestion in the area.
3. The proposed project is consistent with the General Plan and the South Natomas Community Plan which designate the site for office use.

- c. Street lights shall be required;
- d. Pay a one-time drainage assessment fee, payable to the Reclamation District 1000 for increased facility costs;
- e. Redesign access to the site to the satisfaction of the City Traffic Engineer;
- f. Provide 12-1/2 foot PUE along all street frontages;
- g. Place a note on the final map and Subdivision Improvement agreement that:
 - 1) no building permit shall be issued for office space exceeding 200,000 square feet for the entire Natomas Corporate Center area as shown on the original map until a traffic signal is operational at the intersection of Natomas Park Drive and West El Camino Avenue. Developer to pay 50-percent of the cost of the signal;
 - 2) once the property within the entire Natomas Corporate Center area is 60-percent developed, any additional development shall be predicated upon the provision of a second access road between Natomas Park Drive and West El Camino, Truxel Road or Garden Highway. This road shall consist of two travel lanes plus shoulders. The design of the access road shall be to the satisfaction of the City Public Works Director;
- h. Access to parcel 9 shall be gained from parcel 8; show easement on the final map.

Informational Item: On-site City-owned water main shall be required.

Conditions Special Permit

- 1. The applicant shall redesign the site plan so that access and driveways do not create congestion to the satisfaction of the Traffic Engineer. Revised plans shall be submitted for review and approval of the Traffic Engineer prior to issuance of a building permit.
- 2. The applicant shall provide a minimum of 50-percent shading in the parking area. All planters shall conform to the minimum width for the type of trees proposed. Revised landscape, shading and irrigation plans shall be submitted to planning staff for review and approval prior to issuance of a building permit.
- 3. The 40-foot landscape planter along West El Camino and the 25 foot landscape planter on Natomas Park Drive shall be provided with a minimum 5 foot landscaped undulating berm.
- 4. A revised site plan indicating the location and design of the bicycle storage shall be submitted to staff for review and approval prior to issuance of a building permit.

9. Part of this application involves a parcel map to separate the two proposed office structures and the building site from a large parcel of vacant land east of the I-5 freeway. As a condition of approval on the tentative map, the City Engineer is requiring a traffic signal at the intersection of Natomas Park Drive and West El Camino Avenue. The signal will be required when building permits have been issued for office space exceeding 200,000 square feet for the entire Natomas Corporate Center. At the present time permits have been issued for development south of the subject site and another project has just been approved adjacent to the subject site. The total square footage of this project along with those previously approved is 287,937 s.f. of office space. The applicant should be aware that either this project or the one on the adjacent site will initiate the requirement for the traffic signal.
10. Based upon the total net square footage of office space proposed and approved there is 512,389.5 square feet of permitted office space remaining within the PUD area.

TABLE I

Total Office Space Footage Permitted in PUD: 793,313 square feet

Projects to date:	
P83-171	98,066 net square feet
P83-432	87,920 net square feet
P84-177	94,937.5 net square feet
	280,923.5 net square feet

	793,313
	- 280,923.5
Total office square footage remaining in PUD	512,389.5

Environmental Determination: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. The Ratification of the Negative Declaration;
2. Approval of the Tentative Map subject to the following conditions;
3. Approval of the Special Permit subject to conditions which follow and based upon findings of fact to follow:

Conditions: Tentative Map:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. File the necessary segregation requests and fees to segregate existing assessments, or pay off existing assessments;

- a. Preferential carpool/vanpool parking.
 - b. Vanpool/buspool subsidy programs.
 - c. Development of Transit Passenger Shelters.
 - d. Transit Operating Subsidies.
 - e. Provision for off-street bicycle paths.
 - f. Establishment of a Transportation Coordinator.
 - g. Flexible work hours.
 - h. Parking fees.
6. The following design standards shall be utilized for the design of the trash enclosure structure:
- a. The walls of the trash enclosure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main office building;
 - b. The trash enclosure structure shall have heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;
 - c. The trash enclosure facility shall be designed to allow walk-in access by janitorial personnel without having to open the enclosure gates;
 - d. The walls shall be a minimum six feet in height, more if necessary, for adequate screening;
 - e. The perimeter of the trash enclosure shall be screened with landscaping, including a combination of shrubs and/or climbing vines.

The applicant shall include detailed plans indicating location and construction materials of the enclosure facility on the plans submitted for the building permit.

7. All walkways, parking lots and landscape areas surrounding the two structures shall be well lighted to provide a safe and secure environment after dark. The applicant will be required to submit plans indicating the location, intensity and type of outdoor lighting to be used on the site.

The parking areas should be well lighted with a recommended minimum illumination level of one to two average maintained foot candles of light measured at the paved surface area.

8. The applicant has not submitted any sign details at this time. It will, therefore, be necessary for the applicant to submit a detailed sign program for the entire site for staff's review and approval prior to issuance of a sign permit.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. As proposed, this project is consistent with the development agreement for the Natomas Corporate Center which allows flexibility in the PUD Schematic Plan. The building elevations and materials are consistent with the design standards established in the development guidelines for the PUD. There is concern regarding site design with respect to the vehicular access from Natomas Park Drive. The City Traffic Engineer has indicated that traffic problems will occur unless this access point is eliminated or modified. The Traffic Engineer also indicated that driveway modifications will be necessary within the site to eliminate conflict with parking aisles. At the present time on-site parking is deficient by 3 spaces. It is expected that 5 additional parking spaces will be lost with the necessary driveway modifications. The applicant will be required to revise the plans by increasing the on site parking to the required minimum or to reduce the square footage of the buildings. The applicant has been working with the Traffic Engineer to resolve some of the problems. Proposed modifications are shown in Exhibit C.
2. The on site landscaping exceeds the requirements set forth in the development guidelines and the landscape setbacks comply with the minimum 40 foot setback along West El Camino and 25 feet setback on Natomas Park Drive. Staff does, however, recommend that a minimum of 5 foot landscaped undulating berms be provided along West El Camino and Natomas Park Drive to screen the on site parking area from adjacent residential uses.
3. The site plans indicate that the parking lot shading does not meet the requirement of 50-percent which is necessary to meet the standards set forth in the Natomas Corporate Center development guidelines. In addition to the shading deficiency, the site plan indicates that the tree wells located in the parking lot on the northwest side of the site are not adequate to accommodate shade trees. These tree wells must be increased to a minimum of 6 feet of planter area depending on the type of tree selected for these planters. A six inch raised planter curb will also be required around the tree wells.
4. The site plan does not indicate where bicycle storage will be provided on this site. The applicant will be required to provide a minimum of 25 bicycle storage facilities for this project. The Zoning Ordinance requires that at least 50-percent of these facilities must be Class I lockers. Plans for the bicycle facilities shall be submitted to staff for review and approval. The bicycle facilities shall be compatible in materials and design to the main structures and shall not distract from the overall site design.
5. The floor plans of the 3 story structure indicate that shower and locker facilities will be provided for both men and women. The provision of showers and lockers allow a credit of 2.5% to be applied toward the vehicle trip reduction requirement of 15%. The applicant will be required to submit a Transportation Management Plan for the Planning Director's review and approval. The plan shall accommodate at least a 12.5% vehicle trip reduction to the site using some of the following measures:

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984 by a vote of 6 ayes and 3 absent the Subdivision Review Committee recommended approval of this map subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. File the necessary segregation requests and fees to segregate existing assessments, or pay off existing assessments;
- c. Street lights shall be required;
- d. Pay a one-time drainage assessment fee, payable to the Reclamation District 1000 for increased facility costs;
- e. Redesign access to the site to the satisfaction of the City Traffic Engineer;
- f. Provide 12-1/2 foot PUE along all street frontages;
- g. Place a note on the final map and Subdivision Improvement agreement that:
 - 1) no building permit shall be issued for office space exceeding 200,000 square feet for the entire Natomas Corporate Center area as shown on the original map until a traffic signal is operational at the intersection of Natomas Park Drive and West El Camino Avenue. Developer to pay 50-percent of the cost of the signal;
 - 2) once the property within the entire Natomas Corporate Center area is 60% developed, any additional development shall be predicated upon the provision of a second access road between Natomas Park Drive and West El Camino, Truxel Road or Garden Highway. This road shall consist of two travel lanes plus shoulders. The design of the access road shall be to the satisfaction of the City Public Works Director;
- h. Access to parcel 9 shall be gained from parcel 8; show easement on the final map.

Informational Item: On-site City-owned water main shall be required.

BACKGROUND INFORMATION: The subject site is located within the Natomas Corporate Center PUD on the south side of W. El Camino Avenue and east of the I-5 freeway. There have been two office projects approved to date within this PUD (P83-171) (83-432). The two approved projects consist of 185,985 net square feet of office space out of the maximum allowable 793,313 square feet for the entire PUD as approved by the City Council.

This request consists of two office buildings with a total of 95,937 s.f. of office space.

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corp. P.O. Box 2511, Sacramento, Ca. 95811 & Learson Pomery Assoc. 44 Plaza Sq.		
OWNER	Natomas Corporate Center, 7919 Folsom Bl. #150, Sac. 95826		Orange, Ca. 92666
PLANS BY	Applicants		
FILING DATE	5/11/84	50 DAY CPC ACTION DATE	6/14/84
REPORT BY:	SC:mmm		
NEGATIVE DEC.	5/22/84	EIR	ASSESSOR'S PCL NO. 225-230-65, 274-042-07, 11

14, 16, 17, & 19

- APPLICATION:
1. Negative Declaration
 2. Tentative Map (Subdivision Ordinance) to divide 3± acres onto three lots
 3. Special Permit (Sec. 8 & 15) to develop two office buildings in the office building PUD zone.

LOCATION: SW corner of W. El Camino Avenue and Natomas Park Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop two office buildings totalling 95,937 s.f. in the Natomas Corporate Center PUD.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and offices
1978 South Natomas Community Plan:	
Designation:	Office building PUD
Existing zoning of site:	OB-PUD
Existing land use of site:	Vacant
Surrounding land use and zoning:	
North:	Multiple family Residential; R-2B-R
South:	Vacant and office; OB PUD
East:	Vacant; R 2B-R and R-2A-R
West:	IAB Freeway and OB - Freeway & OB-PUD
Parking required:	83 at a ratio of 1 space per 250 s.f.
Parking provided:	880
Property dimensions:	Irregular
Property area:	24.5± acres
Square footage of building(s):	84,864 s.f. and 11,073 s.f.
Height of structure	3 story 42' and 1 story 16'
Topography:	Flat
Street improvements:	To be improved
Utilities:	To be provided
Exterior building colors:	Earth tones
Exterior building materials:	Pre-Cast concrete and procelain tiles
Site characteristics:	Building coverage: 32 percent
	Landscape area: 30 percent
	Paved surface area: 38 percent
	Total 100 percent

*see amended
staff report*

APPLC. NO. P84-177

MEETING DATE June 14, 1984

CPC ITEM NO. 21

- e. The applicant shall submit a Transportation Management plan for the review and approval of the Planning Director prior to issuance of a building permit. The plan shall provide for at least 12.5% trip reduction for this site.
- f. The applicant shall provide detailed plans for the trash enclosures. The plans shall utilize the following design standards:
 1. The walls of the trash enclosure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main office building;
 2. The trash enclosure structure shall have heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;
 3. The trash enclosure facility shall be designed to allow walk-in access by janitorial personnel without having to open the enclosure gates;
 4. The walls shall be a minimum six feet in height, more if necessary, for adequate screening;
 5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing vines.

The applicant shall include detailed plans indicating location and construction materials of the enclosure facility on the plans submitted for the building permit.

- g. Plans for parking lots and walkway lighting shall be submitted for staff review and approval prior to issuance of a building permit. The minimum illumination level shall be one to two average maintained foot candles of light measured at the paved surface area.
- h. A detailed signage program shall be submitted for the entire site for staff review and approval prior to issuance of a sign permit.
- i. The applicant shall adhere to all provisions of the South Natomas Office Park PUD Guidelines and Natomas Center PUD Development Agreement.

Findings of Fact: Special Permit

- a. The Special Permit as proposed and conditioned, is based upon sound principles of land use in that the project conforms with the South Natomas Office Park PUD Development Guidelines:
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the project provides adequate parking, landscaping and setbacks and the access will be designed to minimize traffic congestion in the area.
- c. The proposed project is consistent with the General Plan and the South Natomas Community Plan which designate the site for office use.

- a. Preferential carpool/vanpool parking.
- b. Vanpool/buspool subsidy programs.
- c. Development of Transit Passenger Shelters.
- d. Transit Operating Subsidies.
- e. Provision for off-street bicycle paths.
- f. Establishment of a Transportation Coordinator.
- g. Flexible work hours.
- h. Parking fees.

6. The following design standards shall be utilized for the design of the trash enclosure structure:

- a. The walls of the trash enclosure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main office building;
- b. The trash enclosure structure shall have heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;
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The applicant shall include detailed plans indicating location and construction materials of the enclosure facility on the plans submitted for the building permit.

7. All walkways, parking lots and landscape areas surrounding the two structures shall be well lighted to provide a safe and secure environment after dark. The applicant will be required to submit plans indicating the location, intensity and type of outdoor lighting to be used on the site.

The parking areas should be well lighted with a recommended minimum illumination level of one to two average maintained foot candles of light measured at the paved surface area.

8. The applicant has not submitted any sign details at this time. It will, therefore, be necessary for the applicant to submit a detailed sign program for the entire site for staff's review and approval prior to issuance of a sign permit.

STAFF REPORT AMENDED 6-14-84
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

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