



# REPORT TO COUNCIL 20

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

CONSENT  
October 31, 2006

Honorable Mayor and  
Members of the City Council

**Title: The Plaza (P06-070)**

**Location/Council District:** South of Arena Boulevard, west of Truxel Road, east of Innovator Drive; APN: 225-1250-002 and 005; Council District 1

**Recommendation:** 1) Review a **Resolution** approving the Addendum to an Adopted Mitigated Negative Declaration and Mitigation Monitoring Plan; 2) Review a **Resolution** approving the Schematic Plan Amendment ; 3) Review an **Ordinance** amending the Comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code) to allow the development of The Plaza project; and 4) Pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted November 14, 2006.

**Contact:** Mark Kraft, Associate Planner, (916) 808-8116; Gregory Bitter, Senior Planner, (916) 808-7816

**Presenter:** Not Applicable

**Department:** Development Services

**Division:** Current Planning

**Organization No:** 4881

### **Description/Analysis**

**Issue:** The applicant is requesting a rezone, Planned Unit Development (PUD) Schematic Plan amendment and a Tentative Parcel Map for the 17.49 net acre project located on Arena Boulevard and Truxel Road in the Natomas Crossing PUD. A lot line adjustment and partial Irrevocable offer of dedication (IOD) abandonment has already been recorded on the property. The proposed project includes approximately 35,000-51,000 square feet of commercial space, in six buildings, and 10.7 acres for future medium density residential. The commercial component will be adjacent to the future light rail easement on Truxel Road. The buildings will be placed adjacent to the surrounding streets and pedestrian corridors, with the parking internal to the project. The buildings will be one-story retail and sit-down restaurant establishments with no drive-through facilities. Parking will meet the City of Sacramento parking requirements for the various uses. A private roadway with separated sidewalks and pedestrian-scale lighting will provide shared access to the commercial and residential land use and provide the primary circulation through the site. The residential component of



the site will be oriented adjacent to existing residential development and in close proximity to the proposed elementary school and park. The intent for the residential is a design that will provide housing consistent with the medium density residential range, as defined in the North Natomas Community Plan. A Special Permit will be applied for at a later date. The rezone is related strictly to the reconfiguration of the current parcel lines. Medium density residential uses are permitted within the existing Shopping Center (SC) zoning and is not the cause for the rezone request.

**Policy Considerations:** The project is consistent with following General Plan policies: to enhance and maintain the quality of life by adhering to high standards for project plan and evaluation, such as protection of the urban and natural environment, improved air quality, and quality design; to actively promote the continued vitality and diversification of the local economy and to expand employment opportunities for City residents; and to approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions and is compatible with adjacent development. The project also supports North Natomas Community Plan policies promoting economic vitality, development of commercial facilities that meet the needs of North Natomas residents, and the provision of a variety of housing types to serve a wide array of residents.

**Smart Growth Principles:** The City Council adopted a set of Smart Growth Principles in December 2001 to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals and use of environmental/natural resources. The following Smart Growth principles apply to the proposed project:

- Mixed land use
- Multi-modal transportation and land use patterns that support walking, cycling, and public transit
- Streets designed to accommodate a variety of activities
- Planned and coordinated projects between jurisdictions and stakeholders

**Strategic Plan Implementation:** The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to policies that provide a mix of land uses, foster a walkable community, and promote multi-modal transportation and land use patterns that support walking, cycling and public transit.

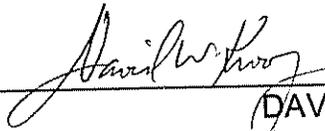
**Committee/Commission Action:** On September 28, 2006, by a unanimous vote of six ayes, zero noes, two absent, and one vacancy the Planning Commission approved the related Tentative Map to subdivide two parcels into eight parcels, and recommended approval of the Rezone and Schematic Plan Amendment.

**Environmental Considerations:** An addendum to a previously adopted Mitigated Negative Declaration has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

**Rationale for Recommendation:** Staff recommends approval of the Rezone and Schematic Plan Amendment. This recommendation is based upon the project's consistency with existing zoning and General and North Natomas Community Plan designations, as well as General Plan and North Natomas Community Plan policies, Natomas Crossing PUD guidelines, Smart Growth Principles, and General Plan Update Vision and Guiding Principles.

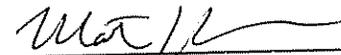
**Financial Considerations:** This project has no fiscal considerations.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully submitted by:   
DAVID KWONG  
Planning Manager, Planning Division

Approved by:   
WILLIAM THOMAS  
Director of Development Services

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

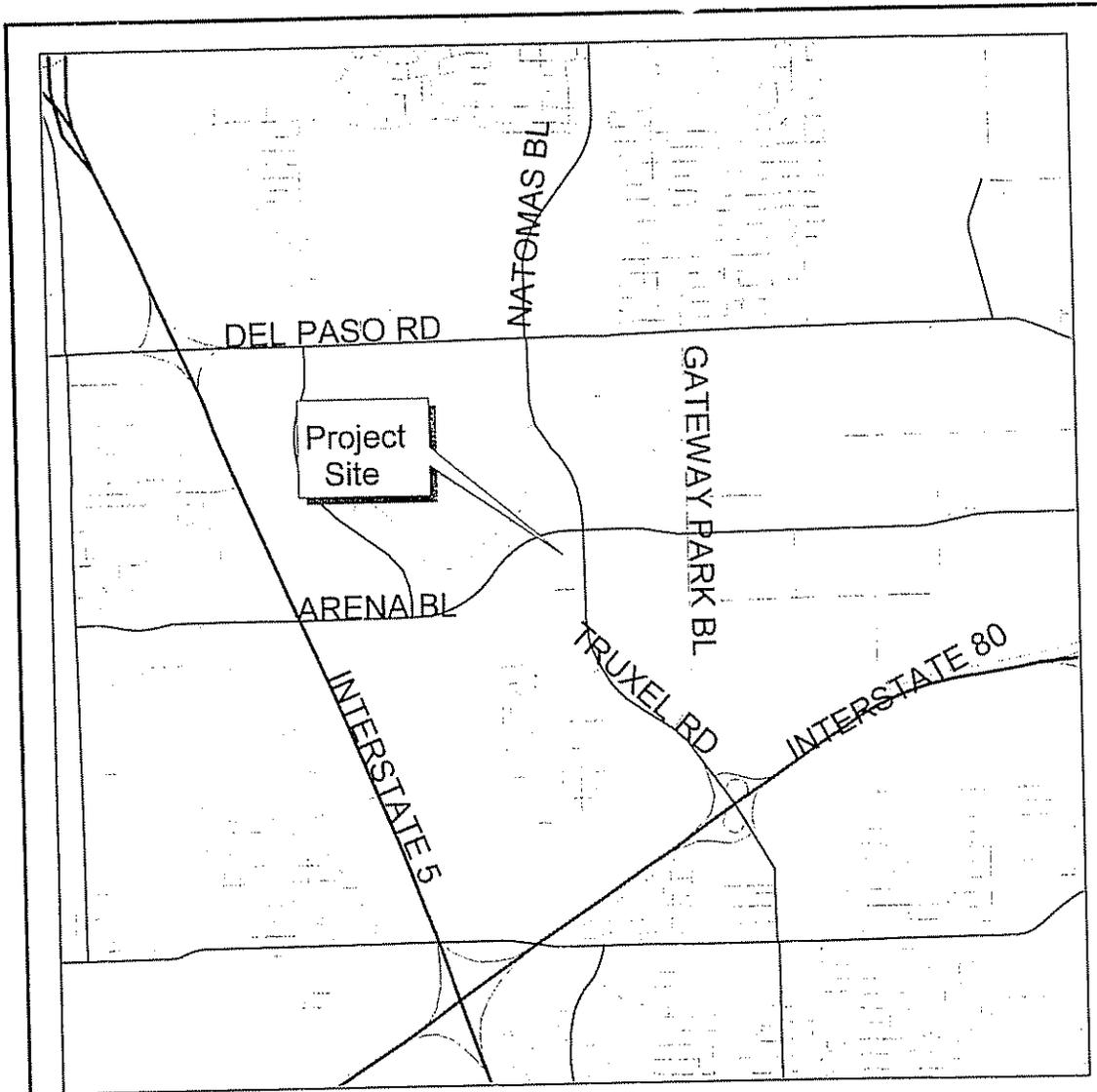
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Staff Report

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Attachment 1 Vicinity Map



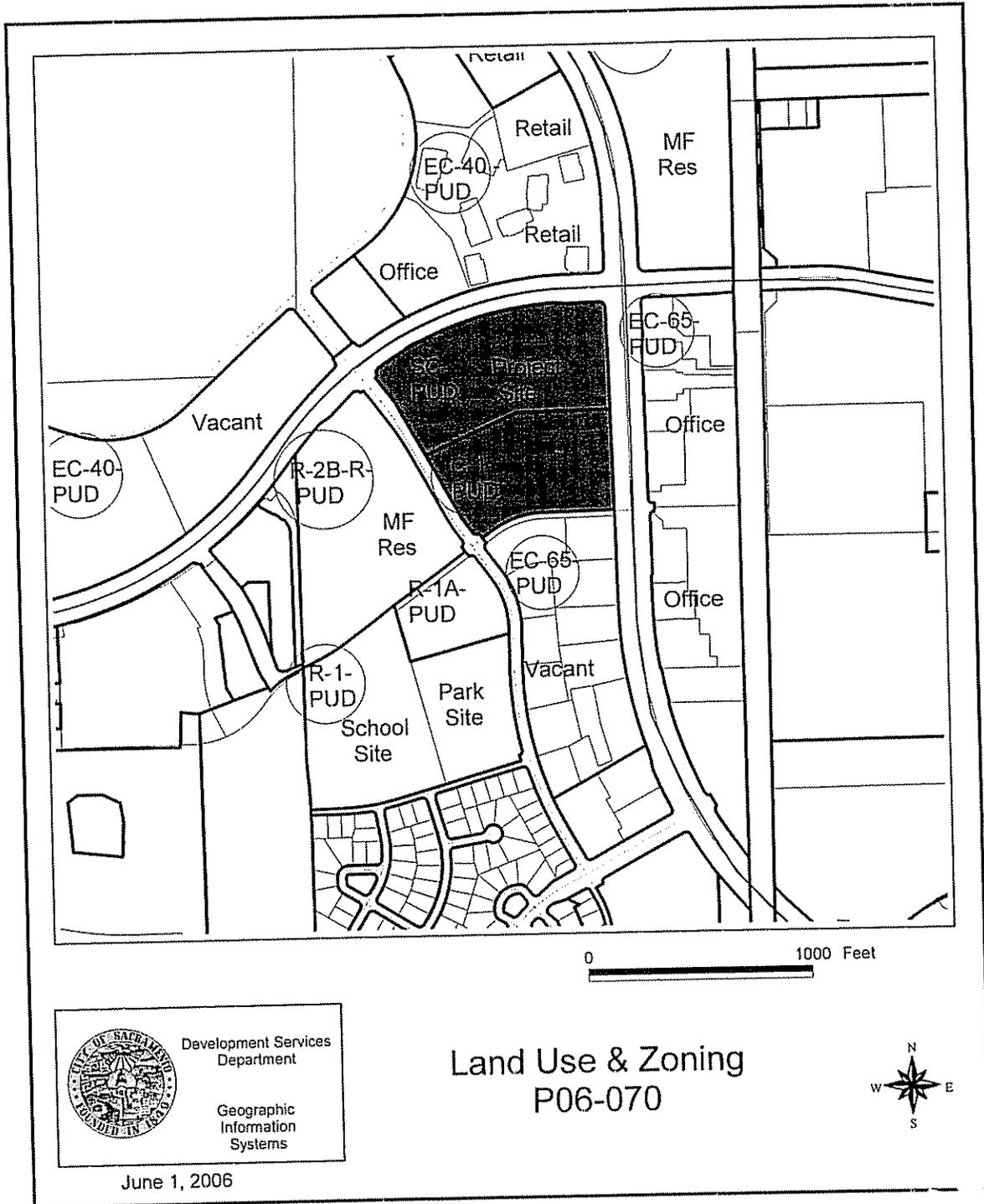
 Development Services  
Department  
  
Geographic  
Information  
Systems

June 1, 2006

Vicinity Map  
P06-070



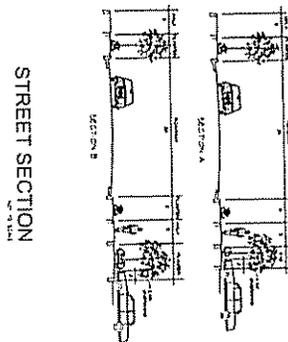
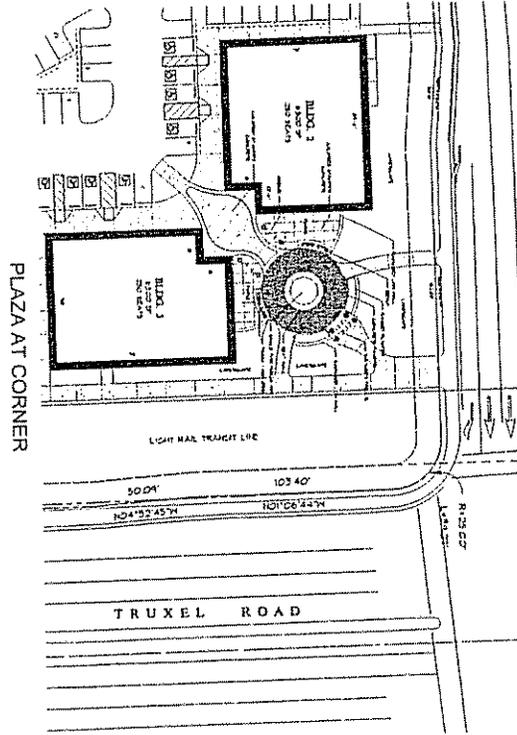
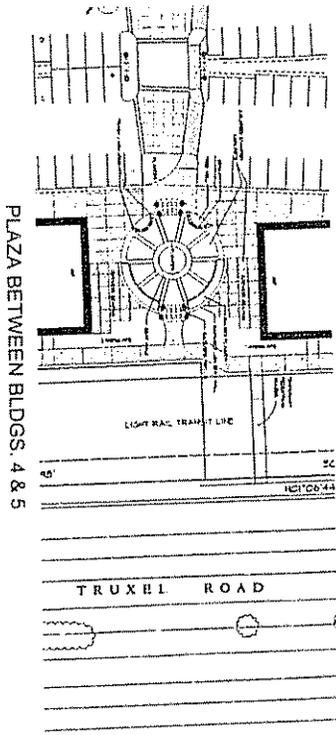
Attachment 2- Land Use and Zoning Map





**Arena & Truxel**

Arena Blvd. & Truxel Road  
City of Sacramento, California

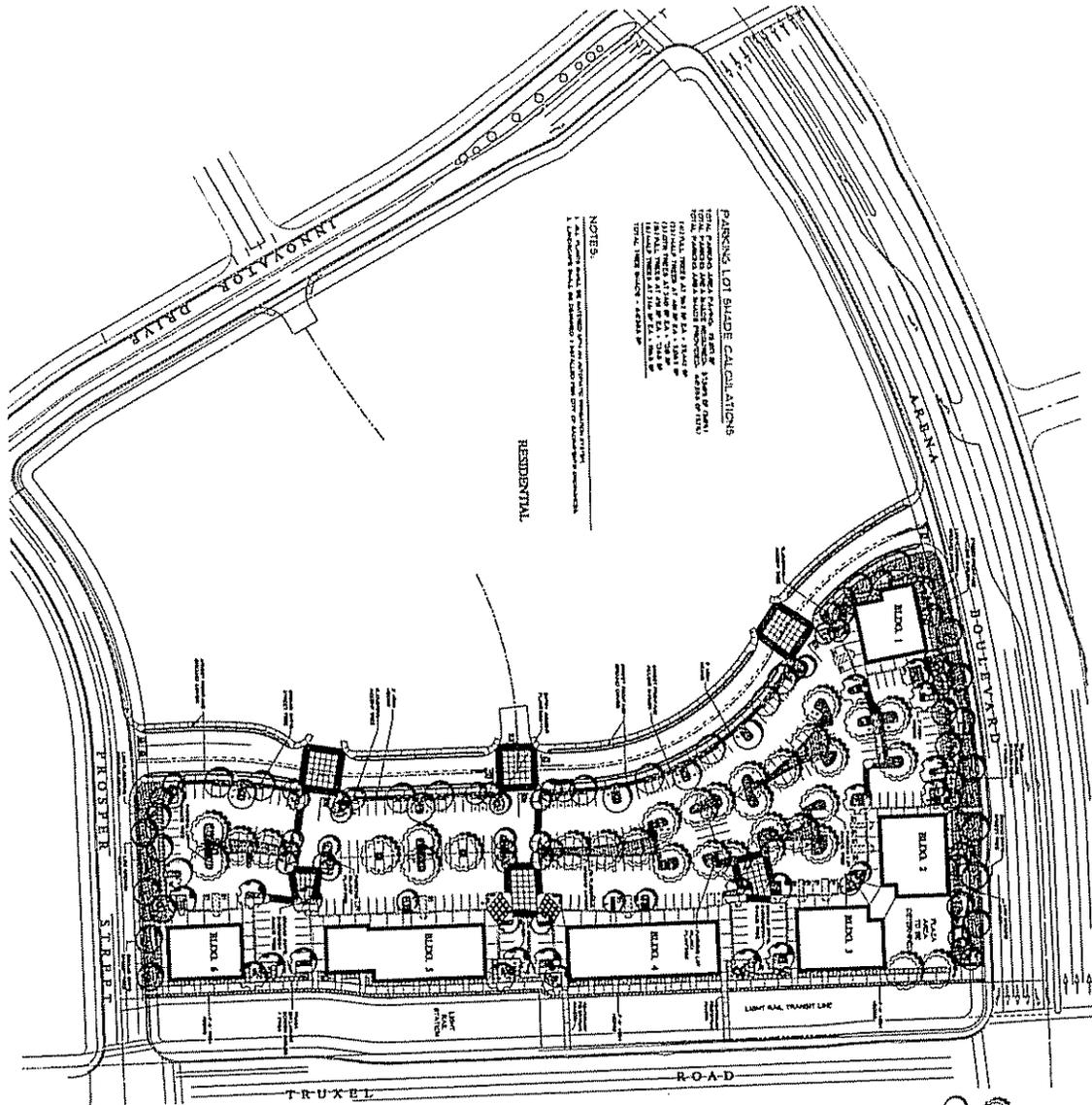


**STREET SECTION**



<b>Arena &amp; Truxel</b>	
700 Capitol Mall, Sacramento, CA 95833	
707-551-1111	
www.arenaandtruxel.com	
<b>PLAZA AREAS</b>	
Engineering Project No. P06-070	
Date: 10/31/06	
Scale: 1" = 20'-0"	
<b>SP-2</b>	
Raschke/Kohn	
Myrland	
Baker	
1111 Broadway, Suite 200, Sacramento, CA 95811	
916-441-1111	
www.rsk.com	

Attachment 5-Landscape Plan



**PARKING LOT SHADE CALCULATIONS**  
 TOTAL PARKING LOT SHADE CALCULATED: 12,500 SF OF SHADE  
 TOTAL PARKING LOT SHADE REQUIRED: 12,500 SF OF SHADE  
 TOTAL PARKING LOT SHADE PROVIDED: 12,500 SF OF SHADE  
 TOTAL PARKING LOT SHADE DEFICIT: 0 SF OF SHADE  
 TOTAL PARKING LOT SHADE SURPLUS: 0 SF OF SHADE  
 TOTAL PARKING LOT SHADE DEFICIT PERCENT: 0%  
 TOTAL PARKING LOT SHADE SURPLUS PERCENT: 0%

**NOTES:**  
 1. All shading calculations are based on the following assumptions:  
 a. Shading is calculated for the month of June at 12:00 PM.  
 b. Shading is calculated for the month of June at 12:00 PM.  
 c. Shading is calculated for the month of June at 12:00 PM.  
 d. Shading is calculated for the month of June at 12:00 PM.

**PRELIMINARY PLANT LIST**

ARENA 1  
 ARENA 2  
 ARENA 3  
 ARENA 4  
 ARENA 5

**ARENA & TRUXEL CITY OF SACRAMENTO CALIFORNIA**

**PRELIMINARY LANDSCAPE PLAN**

DATE: 10/31/06  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

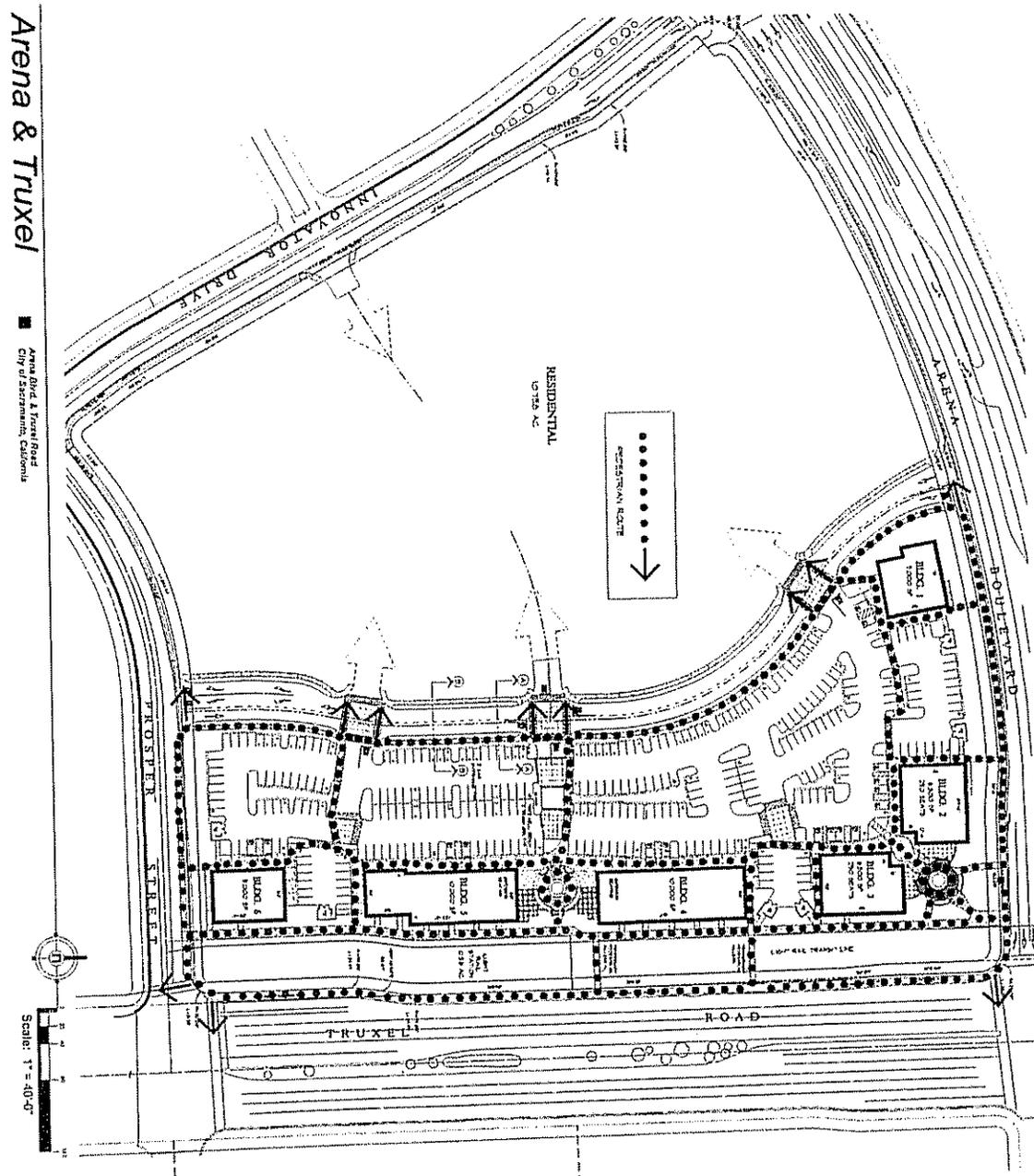
**RAUSCHENKUCH MANTOLI BEKER**

2011 1st Ave, Ste 100, Sacramento, CA 95811  
 (916) 441-1111  
 FAX: (916) 441-1112

**LEGEND:**

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- 99. 1" = 1' - 1" Scale
- 100. 1" = 1' - 1" Scale

Attachment 6-Pedestrian Connectivity Plan



**Arena & Truxel**  
 ■ Arena Blvd. 1 Truxel Blvd.  
 City of Sacramento, California

<b>Arena &amp; Truxel</b> 1700 Arena Blvd., Sacramento, CA 95811 Phone: (916) 433-1111 Fax: (916) 433-1112	
<b>SITE PLAN</b> ARENA & TRUXEL COMMUNITY	
<b>SP-3</b>	
Prepared by: Rosalind Kashi Merrill Baker	Date: 10/31/06

Attachment 7 – Project Background Information

On May 3, 1994, the City Council adopted the 1994 North Natomas Community Plan (Resolution No. 94-259). On June 24, 1997, the City Council approved the necessary entitlements to reconfigure the land use designations and zoning for the 210.75± acre project site establishing Development Area 2 of the Natomas Crossing PUD (P96-083), which also included a Development Agreement, General Plan and North Natomas Community Plan Amendments, and a Rezone, along with the PUD Schematic Plan and PUD Guidelines.

The applicant is requesting various entitlements to complete the development of the Natomas Crossing site with the construction of six retail and restaurant buildings totaling 35,000-51,000 square feet and 10.7 acres for future medium density residential development.

**ORDINANCE NO. 2006-**

Adopted by the Sacramento City Council

**AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE) BY RECONFIGURING THE ZONING OF 10.74± ACRES OF SHOPPING CENTER-PLANNED UNIT DEVELOPMENT (SC-PUD) AND 6.75± ACRES OF LIMITED COMMERCIAL-PLANNED UNIT DEVELOPMENT (C-1-PUD), LOCATED WEST OF TRUXEL ROAD, SOUTH OF ARENA BOULEVARD, EAST OF INNOVATOR DRIVE, NORTH OF PROSPER STREET. (P06-070) (APN: 225-1250-002, AND -005)**

**BACKGROUND**

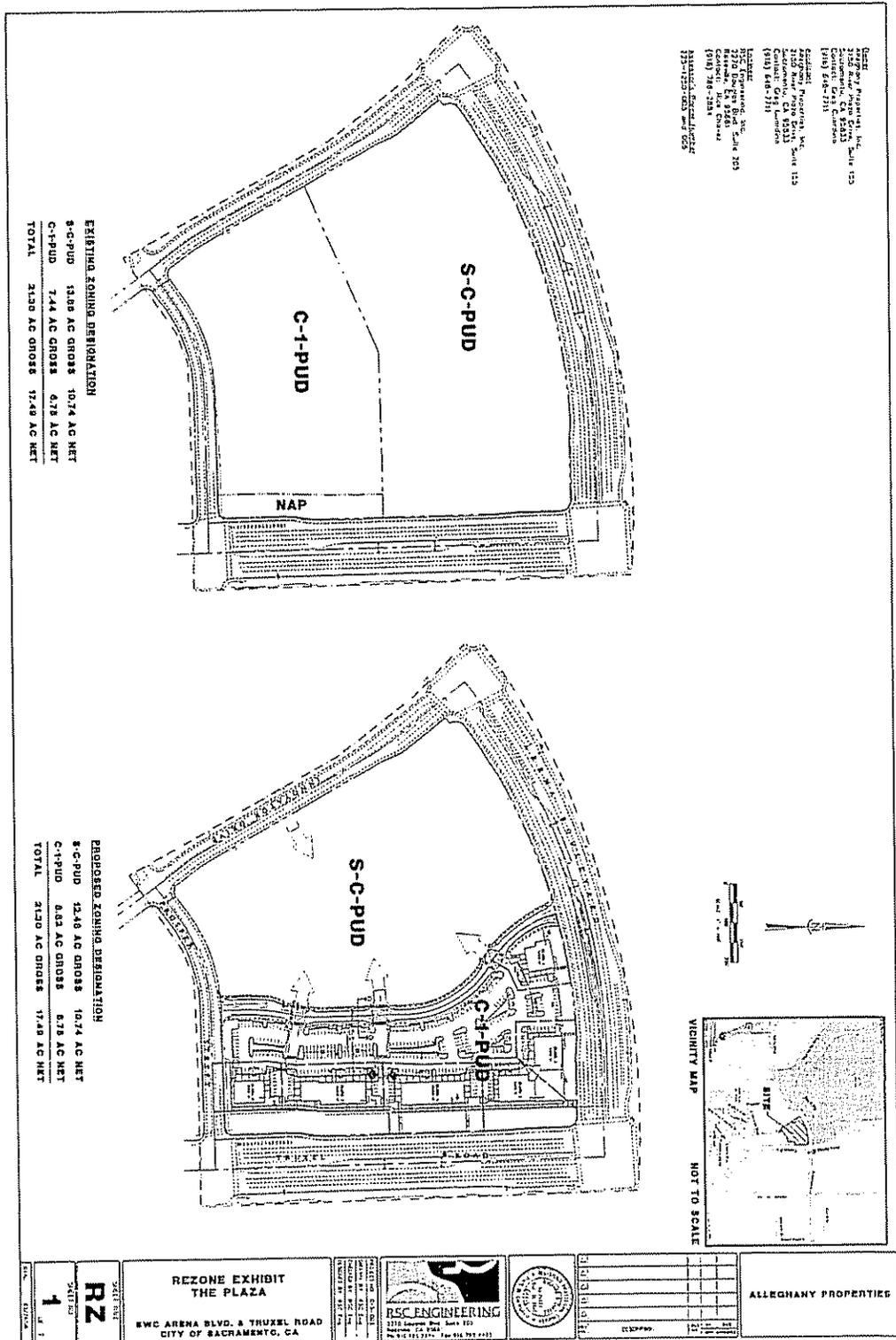
- A. The Planning Commission reviewed this proposal on September 28, 2006 and voted to forward the rezone to City Council with a recommendation for approval (the Planning Commission vote was 9 ayes, 0 noes).

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The properties generally described and referred to as APN: 225-1250-002 and -005 and the existing zoning comprised of 10.74± acres of Shopping Center Planned Unit Development and 6.75± acres of Limited Commercial Planned Unit Development are hereby reconfigured on the project site as shown on the attached Exhibit A.
- Section 2. The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.
- Section 3. Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

**Table of Contents:**

Exhibit A: Rezone Exhibit – 1 page



Attachment 9 – Resolution (Addendum to an Adopted Negative Declaration & Mitigation Monitoring Plan)

**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

**ADOPTING THE MITIGATED NEGATIVE DECLARATION ADDENDUM AND THE MITIGATION MONITORING PLAN FOR THE PLAZA PROJECT, LOCATED SOUTH OF ARENA BOULEVARD, WEST OF TRUXEL ROAD AND EAST OF INNOVATOR DRIVE IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P06-070) (APN: 225-1250-02 AND 005)**

**BACKGROUND**

- A. On June 24, 1997, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council adopted a mitigated negative declaration (MND) and a mitigation monitoring program and approved the Natomas Crossing Alleghany Area #2 PUD project (P96-083).
- B. The **Natomas Crossing Alleghany Area #2** Modification [P06-070] (The Plaza) proposes to modify the previously approved Project as follows: The existing zoning will be reconfigured on the site, and the Schematic Plan will be amended to depict retail and residential uses on the site as opposed to strictly retail development.
- C. The City of Sacramento's Environmental Planning Services conducted an initial study on the Project Modification and determined that the proposed changes to the original Project did not require the preparation of a subsequent environmental impact report or negative declaration. An addendum to the previously adopted MND was then prepared to address the modification to the Project.
- D. The City Council has final approval authority over the following Project entitlements:
  - 1. Schematic Plan Amendment to develop 35,000 to 51,000 square feet of commercial development and devote 10.7± acres to future medium density residential development.
  - 2. Rezone to relocate 10.7+ acres of Shopping Center-PUD and 6.8+ acres of Limited Commercial-PUD zoning.

E. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Having reviewed and considered the information contained in the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the City Council determines that the previously adopted MND and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

A. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

B. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

C. No new information of substantial importance has been found that shows any of the following:

1. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;

2. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;

3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

4. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.

Section 2. Based on its review of the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the

The Plaza (P06-070)

October 31, 2006

hearing on the Project Modification, the City Council finds that the MND and addendum reflect the City Council's independent judgment and analysis and adopts the MND and the addendum for the Project Modification and readopts the findings of fact in support of the MND.

Section 3. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project Modification, the City Council adopts a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented by means of Project Modification conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.

Section 4. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

**Table of Contents:**

Exhibit A: Mitigation Monitoring Plan – 6 Pages

Exhibit A-Mitigation Monitoring Plan

MITIGATION MONITORING PLAN  
FOR  
THE PLAZA  
(P06-070)

TYPE OF ENVIRONMENTAL DOCUMENT:  
INITIAL STUDY/ADDENDUM TO THE NATOMAS CROSSING PUD ALLEGHANY AREA #2  
(P96-083) NEGATIVE DECLARATION

PREPARED FOR:  
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:

ADOPTED BY:

DATE:

---

ATTEST:

---

The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

**THE PLAZA  
(P06-070)  
MITIGATION MONITORING PLAN**

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

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name / File Number:** The Plaza (P06-070)  
**Owner/Developer- Name:** Alleghany Properties LLC, Greg Guardino  
**Address:** 2150 River Plaza Drive, Suite 155  
Sacramento, CA 95833

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

The subject property consists of 17.49± net vacant acres located south of Arena Boulevard, west of Truxel Road east of Innovator Drive and north of Prosper Street in the Natomas Crossing Unit Development (PUD) in the North Natomas Community Plan area of the City of Sacramento (APN: 225-1250-002 and 005).

**Project Description:**

The proposed project consists of the necessary entitlements to develop approximately 43,000 square feet of commercial space, and devote 10.7 acres of future medium density residential development in the Natomas Crossing PUD – Alleghany Area #2 Planned Unit Development (PUD) in the North Natomas Community Plan area. The specific entitlements include:

- A. **Rezone** to relocate ±10.7 acres of Shopping Center-PUD (S-C -PUD) zoning and ± 6.8 acres of Limited Commercial -PUD (C-1-PUD) zoning.
- B. **Tentative Map** to subdivide two parcels into 8 parcels on ±17.5 net acres in the S-C-PUD and C-1-PUD zones.
- C. **Schematic Plan amendment** to develop approximately 43,000 square feet of commercial development, and devote 10.7 acres to future medium density residential development in the Natomas Crossing Planned Unit development.
- D. **Plan Review** to develop approximately 43,000 square feet of commercial space the C-1-PUD zone in the Natomas Crossing Planned Unit Development.

**SECTION 2: GENERAL INFORMATION**

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

The applicable mitigation measures have been taken from the Initial Study or revised as required by current regulations and are assigned the same number they have in the document

THE PLAZA (P06-070)  
 MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p><b>Air Quality:</b>                      Mitigation Measure #2 (taken from the original negative declaration P96-063)</p> <p>AQ-1.                      The applicant shall comply with the following short term construction mitigation:</p> <p>a. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.</p> <p>b. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:</p> <ol style="list-style-type: none"> <li>1) watering exposed soils;</li> <li>2) covering exposed soils with straw or other materials;</li> <li>3) adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;</li> <li>4) covering trucks containing loose and dry soil; and</li> <li>5) providing interim drainage measures during the construction period.</li> </ol> <p>c. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.</p>	Applicant/ Developer	City of Sacramento Services Department	Mitigation measures shall be included in construction specifications	During grading and construction

THE PLAZA (P06-070)  
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Biological:</b> <u>Mitigation Measure #8 - updated</u></p> <p>BR-1. The applicant shall comply with the following mitigation measure related to reducing the impact of the project on burrowing owls:</p> <p>a. Immediately prior to grading permit, the applicant/ developer shall hire a qualified biologist to perform a pre-construction survey of the site to determine if any burrowing owls are using the site for foraging or nesting. If any nests are found, the Department of Fish and Game shall be contacted regarding possible suitable mitigation measures. These measures may include the provision of a buffer (typically 300 foot minimum) from the nest site during the breeding season (March 15 - August 31) or a relocation effort for the burrowing owls. The survey shall be submitted to the City for review prior to the commencement of any grading or construction activities.</p> <p>b. If future surveys reveal the presence of burrowing owls on the project site, the applicant/ developer shall prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the following:</p> <ol style="list-style-type: none"> <li>1) the location of the birds (and nests) proposed to be relocated;</li> <li>2) the location of the proposed relocation site;</li> <li>3) the number of owls involved and the time of year when the relocation is proposed to take place;</li> <li>4) the name and credentials of the biologist who will be retained by the applicant to move the birds (and nests);</li> <li>5) the proposed method of capture and transport for the owls to the new site;</li> </ol>	Applicant / Developer	City of Sacramento Development Services Department and California Department of Fish and Game (CDFG).	Mitigation Measures, shall be included on the Construction Specifications. Applicant / Developer shall provide the City Development Services Dept. with written CDFG verification of consultation, agreement, and implementation as appropriate.	The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit. Measures shall be implemented prior to and concurrent with construction activities.	

THE PLAZA (P06-070)  
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>6) a description of the site preparations at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control, etc.); and</p> <p>7) a description of efforts proposed to follow-up and/or monitor the relocation.</p> <p><b>Cultural Resources:</b>  <u>Mitigation Measure #12 (taken from the original negative declaration, P96-053)</u>                      CR-1. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p>	Applicant/ Developer	City Development Services Department	<p>The Site Conditions Unit staff person or a resident engineer in the Building Division and a representative of Environmental Planning Services shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.</p>	<p>Measures shall be implemented in field during grading and construction activities.</p>	

Attachment 10 –Schematic Plan Amendment Resolution

**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

**AMENDING THE NATOMAS CROSSING PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN, LOCATED WEST OF TRUXEL ROAD, SOUTH OF ARENA BOULEVARD, EAST OF INNOVATOR DRIVE, NORTH OF PROSPER STREET, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P06-070) (APN: 225-1250-002, AND - 005)**

**BACKGROUND**

- A. The Planning Commission conducted a public hearing on September 28, 2006, and the City Council conducted a public hearing on November 14, 2006, concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:
1. The PUD Schematic Plan Amendment conforms to the General Plan and the North Natomas Community Plan;
  2. The PUD Schematic Plan Amendment meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD assures that new development is healthy and of long-lasting benefit to the community and the City;
  3. The PUD Schematic Plan Amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development, and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed, and proposed uses will not create a negative impact on adjacent uses.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1 In accordance with the City Code, Chapter 17, and the Natomas Crossing Planned Unit Development Schematic Plan Amendment (as shown on the attached Exhibit A) is hereby approved, with the following conditions:
1. As parcels 1-6 develop, parking for each parcel will be developed in accordance with City standards and to the satisfaction of the Development Services Department. Providing adequate parking will necessitate the provision of off-site parking (on Parcel 7). This

off-site parking can be approved as part of the Planning Director's Plan Review Process as the parcels develop.

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Exhibit A: Schematic Plan Amendment Exhibit-1 page

