

Supplemental Material

For

City of Sacramento

City Council
Housing Authority
Redevelopment Agency
Economic Development Commission
Sacramento City Financing Authority

Agenda Packet

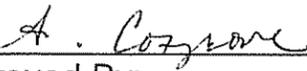
Date Submitted: September 13, 2005

For the Meeting of: September 13, 2005

Additional Material
X Revised Material

Item: 5 (evening hearing)

Subject: Revision to Resolutions for Downtown Ford project. Please see the attached memorandum for a summary revisions to the Downtown Ford project Resolutions for your consideration at this evening Council hearing. The revised Resolutions are also attached.



Approved By:

Please include this supplemental material in your agenda packet. This material will also be published to the City's Intranet.

For additional information, contact the City Clerk Department at Interim City Hall, 730 I Street, Suite 211, Sacramento, CA 95814-2671 B (916) 808-7200.



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

NEW CITY HALL
915 I STREET, 3rd FLOOR
SACRAMENTO, CA 95814

MEMORANDUM

Date: September 13, 2005
To: Mayor Fargo and Councilmembers
From: Stacia Cosgrove, Associate Planner, 808-7110
SUBJECT: Revisions to Downtown Ford Resolutions

Mayor and Councilmembers,

Please note the following amendments to the Downtown Ford project Resolutions. This memorandum contains a summary of the proposed changes that are incorporated into the attached Resolutions, and the page number where the change can be found.

Resolution related to the Notice of Decision:

1. Modification to Condition B15 (pg. 386) - "Garden Highway" is removed from test drive condition.
2. Modification to Condition B22a (pg. 387)-

Applicant shall provide an eight (8) foot landscape setback along the eastern interior property line; provided, however, that the landscaping setback adjacent to the detail building shall be reduced to six (6) feet to accommodate internal circulation. Landscaping within this setback shall include coast redwoods or other similar evergreen species planted ten (10) feet on center. **The specific species and spacing between the trees shall be chosen in consultation with the Sacramento Tree Foundation.** In any location where a vehicle is allowed to overhang into this landscape setback, the landscape setback shall be increased by a total of two (2) additional feet.



3. Modification to Condition B22c (pg. 388)-

All trees planted on the project site shall be ~~48-inch box trees~~ **24-inch ball and burlap trees.**

4. Modification to Condition B29 (pg. 389)-

Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space, bicycle parking areas, trash enclosures, and pathways on the perimeter of parking areas between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours. **All light fixtures on the auto dealership site shall be limited to no more than 400 watts each.**

Resolution related to the Park El Camino Planned Unit Development (PUD) Guidelines:

5. Procedures for Approval (pg. 350) **Please Note:** *The Zoning Code procedures for development within an approved PUD were recently amended by City Council Resolution 2005-051 (effective July 29, 2005). In order to streamline the development process, project proposals that are consistent with a Schematic Plan now require approval of a Planning Director Plan Review, rather than a Planning Commission Special Permit. This proposed amendment to the Park El Camino PUD Guidelines reflects the new code requirement.*

Development of parcels in PUDs are subject to **Zoning Code requirements** ~~Special Permit approval by the City Planning Commission.~~ **Special Permit Development** plans shall be in conformance with the Schematic Plan, per the criteria established in Section III. Permitted Uses, and PUD guidelines approved by the City Council.

A preliminary review of ~~Special Permit~~ applications may be required if the City determines that such review, by City, County, State, or other agencies, is essential to a thorough review.

The following information shall be submitted with an ~~Special Permit~~ application:

6. Front and Street Sideyard Area (pg. 355)

Coast redwoods or similar evergreen species shall be used along the Orchard right-of-way south of the project cul-de-sac. **The specific species and spacing between the trees will be chosen in consultation with the Sacramento Tree Foundation.**



7. Pedestrian and Bicycle Circulation (pg. 356)

Where appropriate, ~~a Alternative paving treatments, textures, and colors are encouraged~~ **shall be used** to further identify pedestrian linkages throughout the PUD **and shall be consistent throughout the entire PUD** to provide improved visibility and safety.

8. Colors (pg. 361)

2. The general overall atmosphere of color on external building surfaces shall be white, muted pastel colors or earth tones, which may include but is not limited to, muted shades of gray or cool 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, an terra verts. Redwood, natural stone, brick, dark duranodic and clear aluminum finishes, etc., shall be background colors. If painted surfaces are used, these shall be white, muted pastel or earth toned as provided above. Accent colors shall be used whenever necessary, but when large surface areas are involved shall be subject to review by the Architectural Review Committee and approval of the City Planning Department.



RESOLUTION NO.

Adopted by the Sacramento City Council

Date

RESOLUTION TO AMEND THE PARK EL CAMINO PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES AND SCHEMATIC PLAN TO INCLUDE DEVELOPMENT STANDARDS RELATED TO AUTO REPAIR, SALES, SERVICE AND RENTAL USES, AMEND SIGNAGE REQUIREMENTS, AND TO DEPICT THE PROPOSED USES, LOCATED AT THE NORTHWEST CORNER OF WEST EL CAMINO AND ORCHARD LANE. (P04-106) (APN: 225-0220-040, -064, -065)

BACKGROUND

- A. The City Council conducted a public hearing on September 13, 2005, to consider amending the Park El Camino Planned Unit Development (PUD) Guidelines and Schematic Plan. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:
1. The PUD conforms to the General Plan and the 1988 South Natomas Community Plan; and
 2. The PUD meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
 3. Development of the PUD 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 that the commercial uses do 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 The City Council of the City of Sacramento finds, in accordance with the City Code, Chapter 17, that the Park El Camino PUD Guidelines Amendment and Schematic Plan Amendment (as shown on the attached Exhibits A and B) is hereby approved.

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Exhibit A: PUD Schematic Plan Exhibit – 1 Page

Exhibit B: PUD Guidelines Exhibit – 25 Pages

Exhibit A: PUD Schematic Plan Exhibit

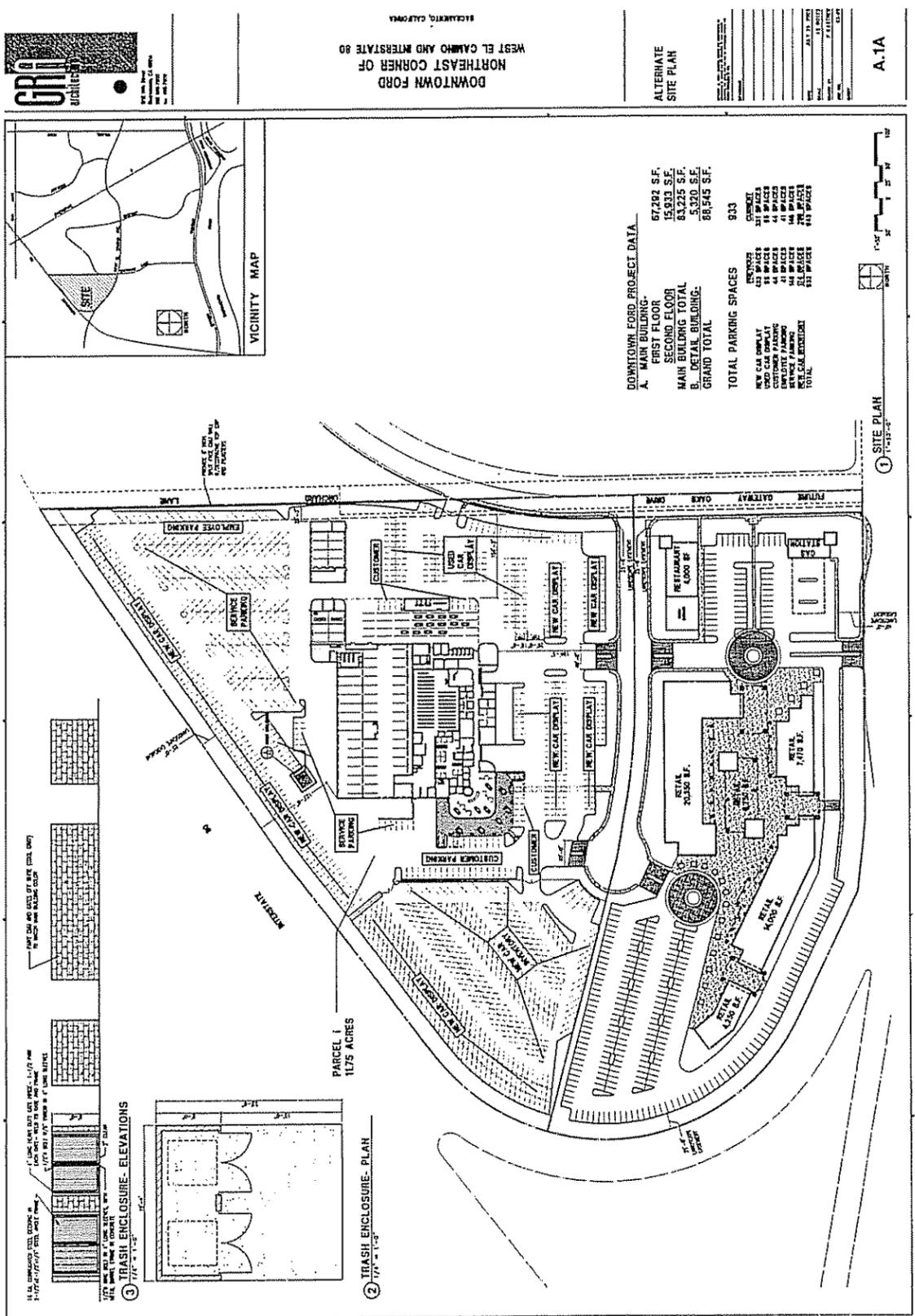


Exhibit B: PUD Guidelines Exhibit

DEVELOPMENT GUIDELINES
PARK EL CAMINO
(P00-174, as amended by P04-106)

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September 2005

I. PURPOSE AND INTENT

Park El Camino is a planned unit development. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the PUD's Architectural Review Committee. Park El Camino shall establish and maintain a separate architectural review committee established by the declarants and providing for successors, which shall be set forth in the CC&R's governing the development. 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 Options for Park El Camino approved by the Sacramento City Council by Resolution No. _____. These guidelines are intended to act as a supplement to existing City Ordinances. Upon request of the applicant, the Planning Director may amend or modify the Schematic Development Plan without compliance with procedural provisions of the Zoning Ordinance or any other notice of public hearing if the Planning Director determines that the requested amendment or modification is consistent with the Development Guidelines. Except as noted above, any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

II. PROCEDURES FOR APPROVAL

Development of parcels in PUDs are subject to Zoning Code requirements. Development plans shall be in conformance with the Schematic Plan, per the criteria established in Section III. Permitted Uses, and PUD guidelines approved by the City Council.

A preliminary review of applications may be required if 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 an application:

1. Names and addresses 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, and building corner elevations and site 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 façade(s) on which attached signage may be located as well as 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:
 - a. Building
 - b. Surface parking and any other paved area.
 - c. Landscaping (including private sidewalks and patios).
19. Building elevations for all sides and height to top place and top of roof.
20. Location of existing and proposed buildings.
21. Street names and right-of-way widths.
22. Cross-sections of structures indicating relationship to adjacent buildings and roadways.
23. Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.
24. Bar scales on all plans.
25. Written approval, including all signage, of the Architectural Review Committee.
26. Phasing scheme and proposed timing schedule for buildout.
27. Total gross square footage of buildings by type of use and acreage that has not already been approved by a special permit within the PUD.
28. Written proof of consultation with Regional Transit regarding the impact of the development design on transit efficiency and effectiveness in serving the site.
29. Submit for review and approval with each Special Permit application documentation demonstrating successful performance in implementation of TSM facilities for the development.

III. LAND USE SUMMARY

The current plan for Park El Camino includes the following land uses:

TABLE 1
Land Use Summary

<u>Parcel-Use</u>	<u>Size</u>	<u>Approx Bldg Size</u>
Parcel 1 - Automobile Dealership	11.75± ac.	88,545± sq. ft.
Parcel 2 - Retail	5.77± ac.	52,000± sq. ft.
Parcel 3 - Restaurant	.92± ac.	4,000± sq. ft.
Parcel 4 - Service Station/Food	.71± ac.	None

The current plan for Park El Camino creates four (4) parcels.

IV. PERMITTED USES

All uses allowed by the City of Sacramento Zoning Ordinance in the C-2 General Commercial Zone are permitted.

V. ENVIRONMENTAL STANDARDS**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.

B. Landscaping**1. General**

Natural ground covers 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 fifteen (15) percent.

3. Planting Types

All trees, shrubs, and groundcover planting types shall conform to the Park El Camino approved plant list, unless an alternative type is approved by the Planning Director 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 be adequately landscaped. The height of the landscaping shall be determined with each Special Permit. The abutting frontages shall be landscaped with predominantly evergreen trees, shrubs, and groundcover.

Setbacks adjacent to vehicle display and sales areas associated with auto dealership uses shall be adequately landscaped with shrubs and groundcover. Tree plantings in these areas shall be grouped to provide visual interest while still ensuring visibility of display and sales areas from adjacent public right-of-ways, including, but not limited to, Interstate 80. Groupings shall not exceed a 150 foot spacing along Interstate 80, the eastbound Interstate 80 on-ramp, or the internal cul-de-sac.

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, including the customer and employee parking areas and drive aisles, to insure that within fifteen (15) years after the establishment of the parking lot, at least fifty (50) percent of the parking area will be shaded at noon on August 21st.

Consistent with Section 17.68.040 of the City of Sacramento Zoning Code, this requirement shall not apply to vehicle display, sales, service and storage areas associated with auto dealership uses permitted within the PUD.

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

Consistent with Paragraph B.4 of this Section, landscaping in these areas shall consist of an effective combination of trees, ground cover, and shrubbery. Coast redwoods or similar evergreen species shall be used along the Orchard right-of-way south of the project cul-de-sac. The specific species will be chosen in consultation with the Sacramento Tree Foundation.

Mounded landscaping shall be provided along the West El Camino and Orchard frontages adjacent to the retail, restaurant, and service station parcels to screen vehicle areas that front the public right-of-way. Landscape mounds shall be a minimum of three (3) feet in height and shall provide sufficient openings to permit pedestrian access across through these mounded areas.

9. Side and Rear Yard Setback Area

All Special Permit applications shall specify that all unpaved areas under development, not utilized for parking and storage, shall be landscaped utilizing ground cover 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, within developed areas, with a minimum of four (4) feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines, except in areas where driveways or parking areas are shared by adjacent parcels. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover.

Coast redwoods or similar evergreen species planted are encouraged along the eastern side yard of the dealership parcel to provide additional light buffering for adjacent properties.

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 including: one (1) and five (5) gallon shrubs, five (5) and fifteen (15) gallon trees, and twenty-four (24") inch ball and burlap trees.

11. The PUD plant list

Examples of acceptable design treatments and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first Special Permit application in the PUD.

C. Pedestrian and Bicycle 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 PUD. 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.

Alternative paving treatments, textures, and colors shall be used to further identify pedestrian linkages and shall be consistent throughout the entire PUD to provide improved visibility and safety. The design and composition of alternative paving treatments must meet minimum accessibility requirements.

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

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site.
2. Required off-street parking shall be provided on the site served unless reciprocal parking and access easements are provided to the satisfaction of the City of Sacramento's Development,

Engineering and Finance Division; provided, however, that the sale, storage or service of vehicles associated with the auto dealership us, must occur on the auto dealership parcel.

3. Parking Areas:

a. Required Spaces

- (1) Auto Dealership – A minimum of one parking space for each 500 square feet of sales or service building areas; one parking space for each 1000 square feet of warehouse building area; and, not less than 1 space for each 400 square feet of office building area.
- (2) Restaurant – Bar(s) Restaurant(s). One parking space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
- (3) Service Station, with Convenience Market, quick-serve Restaurant(s), automated car wash, and mini-lube. One parking space for each 250 square feet of building area.
- (4) Retail Stores. One parking space for each 250 square feet of building area.
- (5) Offices. Not less than one automobile parking space per 350 square feet gross floor area, and not more than one space per 275 square feet gross floor area.
- (6) All other uses shall conform to City requirements for each commercial use.
- (7) Bicycle parking spaces shall be provided and maintained in conformance with Section 17.64.030 of the Zoning Ordinance.

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

c. Curb type 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 with one exception. The front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements. This will result in a net decrease of two (2) feet of the required surface depth of the parking stall and a minimum net increase of two (2) feet in width of the landscaped planter or walkway area. 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.

These stall dimension standards shall not apply to vehicle display, sales, service and storage areas associated with auto dealership uses permitted within the PUD; provided, however, that all parking areas associated with auto dealership uses shall be designed to prevent parking vehicles from extending beyond property lines as provided above.

- d. Maximum of forty (40) percent of all vehicle parking spaces may be compact spaces. Variations from this standard are permitted pursuant to Section 17.64.030 of the City of Sacramento Zoning Code.
- e. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.
- f. Where necessary, reciprocal easements shall be provided.

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 shall be oriented away from the properties adjacent to the PUD. Cutoff type fixtures shall be used to reduce glare on adjacent properties or streets consistent with City Standards. Pole mounted lights adjacent to southern and eastern property lines shall be limited to a total height of fifteen (15) feet.

3. 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 in the PUD that may create dangerous, injurious, noxious, or otherwise objectionable conditions as determined by applicable local, state or federal standards or regulations.
2. Nuisances. No nuisance shall be permitted to exist in the PUD. 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 that may adversely affect the health, safety, or welfare of persons working within the PUD 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 that may adversely affect the health, safety, or welfare of those working within the PUD or residing in adjacent neighborhoods.
 - c. Exceeds permissible noise levels as established by the City of Sacramento. The use of any outdoor broadcast speaker systems is prohibited
 - d. Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.

VI. BUILDING STANDARDS

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 design of the structures shall be visually interesting from the freeway and surface streets. Where feasible, retail, office and restaurant use buildings should be oriented toward adjacent public right-of-ways, with a maximum of one drive or parking aisle, to ensure a strong building edge

adjacent to commercial corridors. The intent of the design concept is to provide overall consistency within the PUD while allowing for and achieving design diversity between individual uses and buildings.

All buildings in within the retail portion of the PUD shall be configured/designed to provide continuity and integration. However, The architectural style of the dealership and any non-retail building do not need to adhere to the architectural style of the retail buildings within the PUD.

C. Building and Landscape Setbacks.	<u>Building Setback</u>	<u>Landscaped Setback</u>
Freeway (measured from exterior right-of-way line)	100'	25'
Freeway on-ramp	50'	25'
West El Camino	25'min.-70'max.	25'
Orchard Lane	25'	25'
New Internal Cul-de-Sac Street	25'	15'

*West El Camino shall be posted with no parking signs.

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

D. Building Height

The following is the maximum building height.

1. 35 feet within 100 feet of an R zoned lot.
2. 65 feet over 100 feet away from an R zoned lot.

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 within a quality and style framework similar to the buildings recently constructed in Crown Corporate Center within South Natomas. The intent is not to allow for tilt-up concrete structures of the type commonly used for warehouse facilities. The intended buildings

are to be of an office and high-tech makeup with adequate glass and window surfaces.

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. Examples of acceptable exterior wall materials are stucco, concrete, cement plaster, wood, glass, metals, porcelain, and brick.

F. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development; provided, however, that variations of color shall be permitted to reflect the individual variety and type of uses within the PUD.
2. The general overall atmosphere of color on external building surfaces shall be muted pastel colors or earth tones, which may include but is not limited to, muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green, an terra verts. Redwood, natural stone, brick, dark duranodic and clear aluminum finishes, etc., shall be background colors. If painted surfaces are used, these shall muted pastel or earth toned as provided above. Accent colors shall be used whenever necessary, but when large surface areas are involved 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 peripherally screened.
2. Screening shall be painted to match the building siding.

H. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures that shall be incorporated into building design within the PUD.

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 structures, walks, streets, drives, and parking area so as to minimize surface heat gain and shall comply with all current City of Sacramento standards, including, but not limited to, Section 17.68.040 of the City of Sacramento Zoning Code.
- c. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation, and roadways.
- d. Outdoor lighting shall be designed to provide at least 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 consistent with the underlying use of each individual parcel.

I. Temporary Structures

- 1. Temporary construction 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 tenant improvements and occupancy of the permanent buildings(s).
- 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 whenever possible shall not be oriented to any public right-of-way, freeway, or adjacent residential area, unless adequately screened. The intent is to assure that these facilities are located in the most inconspicuous manner possible and that they do not create a nuisance.

The loading and unloading of vehicles associated with any auto dealership use shall be design to occur completely within the auto dealership parcel

and shall be screened, to maximum extent feasible, from adjacent residential uses through building design and orientation. No loading or unloading of vehicles shall be permitted on any public right-of-way within or adjacent to this PUD.

K. Outside Storage

No open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed. Storage is to be inside structures.

Open-air display, sales and storage of vehicles associated with auto dealership uses shall be permitted with this PUD.

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.

M. Utility Connections, Mechanical Equipment, and Communications Equipment

1. Mechanical and communications equipment, utility meters, and storage tanks shall not be visible to a person standing at grade level within a reasonable distance from the building.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscape.
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 shall not be visible to a person standing at grade level within a reasonable distance from the building, and the equipment

screening shall be of a design and material similar to and compatible with those used in the related buildings.

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.

Where feasible, functional outdoor social spaces, gathering areas, and pedestrian amenities are encouraged throughout the PUD and, in particular, within the office, retail, and restaurant use areas.

Q. Hazardous Materials

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.

VII. SIGN CRITERIA AND REGULATIONS

A. The sign criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the Park El Camino 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. In all cases, where these criteria differ from the City of Sacramento Sign Ordinance, these criteria shall apply.

B. General Requirements.

1. No signs shall be permitted on canopy roofs or building roofs.

2. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted, without prior written consent of the Architectural Review Committee.
3. No signs perpendicular to the face of the building shall be permitted, without prior written consent of the Architectural Review Committee.
4. No exposed bulb signs are permitted.
5. No off-site signage shall be allowed, except as outlined in these Development Guidelines.
6. All Detached Monument signs shall not exceed 6 feet in height and an overall sign area of 48 square feet, and be of a similar quality to existing Detached Monument Signs throughout the Natomas Eastside and Metropolitan Center areas. [This will be modified to permit the relocation of the existing DTF sign located at its North 16th Street property.]

C. Design Requirements

1. The location of signs shall be only as shown on the approved site plans.
2. All Electrical signs shall bear the UL label, and their installation must comply with all local building and electrical codes.
3. Where possible 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 exterior letters or signs shall be mounted so as to minimize dirt and water collection.
7. The 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.

8. 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 or adjacent to each customer 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 within 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 PUD shall conform to the standards of the City of Sacramento Sign Ordinance, except as provided herein.
3. Signs 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 signs 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(s) whichever occurs first. These signs must be kept in good repair.
4. Signs advertising the sale or lease of the site or building shall be permitted but shall not exceed a maximum area of 32 square feet each.

F. Designated Project Identification Sign

1. One internally illuminated monument sign.
2. Maximum area of sign: forty-eight (48) square feet.
3. Maximum height of sign: Six (6) feet.
4. Location: to be located at the major entry of the Project, or near the intersection of West El Camino and Orchard lane. The sign may be placed in the setback area; however, it must be located farther than ten (10) feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

G. Office Use – Detached Signage

1. One onsite internally illuminated monument sign shall be allowed per parcel for Parcel 5 and Parcel 6, as shown on the Tentative Map approved on June 13, 2002 (P00-174). Should either parcel further subdivide, tenants will locate detached signage on either common monument sign; no additional monument signs will be allowed.
2. Maximum area of sign: forty-eight (48) square feet.
3. Maximum height of sign: six (6) feet.
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 five feet from the public right-of-way and farther than ten feet from any driveway. Landlocked parcels with no street frontage shall be permitted one onsite, detached monument sign per parcel, or locate on one offsite monument sign as discussed in Section G (1).

H. Office Use – Attached Signage

If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building façade(s) on which attached signage may be located as well as the location or alternative locations of detached signage.

A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, item 6 of

these Guidelines. City planning staff shall review and approve all signs consistent with these guidelines.

1. Materials, Construction, and Design
 - a. Signs may be constructed of metal individual letters, marble, granite, ceramic tile, or other comparable materials that convey a rich quality, complementary to the material of the building exterior. Examples of acceptable metal materials are chrome, aluminum, brass, stainless steel, or fabricated sheet metal. Plastic or wood signs are specifically prohibited.
 - b. Individual metal letters shall be applied to the building with a non- distinguishable background, in a consistent manner to be established by the Architectural Review Committee.
2. Number: One (1) sign per street or freeway frontage.
3. Illumination.
 - a. Letters may be internally illuminated to create a halo back-lighted effect or non-illuminated. Internally illuminated letters shall be lighted appropriately.
 - 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 locate anywhere on the face of a building subject to 4 (c) and 4 (d) below and may be oriented toward the freeway.
 - c. A sign may be located in the "upper signage area." "Upper signage area" shall be defined as the area bounded by (1) the top of the windows of the highest floor of the building; (2) the building parapet line; and (3) the two vertical edges of the building face on which the sign is attached.

- d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building Special Permit.

5. Wording and Logos.

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

6. Maximum Signage.

- a. A sign located in the "upper signage area" shall not exceed ten (10) percent of that area.
- b. The length of a sign shall not exceed thirty (30) percent of the length of the linear building face on which the sign is affixed.
- c. A sign located below the second floor windows shall not exceed fifty (50) square feet.
- d. In a scale consistent with 6 (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 6 (a) and (c) above.
 - (2) Signs located on buildings with a unique or unusual architectural design.

7. Permitting Procedures.

- 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 Section 17.212.050.
 - (1) Signs not located in the "upper signage area," as defined in Subsection 4 (c) above.
 - (2) Signs that 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 Subsection 7 (a) above, attached signs consistent with this section H shall be subject to a ministerial permit procedure.

I. Retail Uses – Detached Signage.

- 1. One internally illuminated onsite monument sign is allowed per street frontage, identified as West El Camino and Orchard Lane.
- 2. Maximum Area of each Sign: forty-eight (48) square feet.
- 3. Maximum Height of each sign: six (6) feet.
- 4. Location: Monument sign to be located at the major entry/exit to the parcel. The sign to be located at the major entry of the project, or near the intersection of West El Camino and Orchard Lane. The signs may be placed in the setback areas; however, the signs must be located farther than ten feet from the public right-of-way and from any driveway.

J. Retail Uses – Attached Signage.

If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building façade(s) on which attached signage may be located as well as the location or alternative locations of detached signage.

City Planning Staff shall review and approve all signs consistent with these guidelines.

1. Tenant Occupancy Signs.

- a. One attached sign, indicating the name of each occupancy, shall be allowed.
- b. Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - (1) Width of sign, including logo, shall not exceed 80 percent of the shop's width.
 - (2) Total vertical sign height shall not exceed twenty-four inches.

- (3) Maximum letter height shall be limited to eighteen inches.

K. Auto Dealership Uses – Detached Signage.

1. One (1) freeway sign and one (1) internally illuminated onsite monument sign is allowed per parcel or may locate one offsite sign on either the West El Camino or Orchard Lane common Retail Use-Detached Sign.
2. Maximum Area of each Sign: .
3. Maximum height of freeway sign: thirty-five (35) feet.
4. Maximum Height of monument sign: six (6) feet.
5. Location: onsite monument sign to be located at the major entry/exit to the parcel. Freeway sign to be located along Interstate 80 frontage.

L. Auto Dealership Uses – Attached Signage.

If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building façade(s) on which attached signage may be located as well as the location or alternative locations of detached signage.

A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section 11, item 6 of these Guidelines. City Planning Staff shall review and approve all signs consistent with these guidelines.

1. Materials, Construction, and Design.
 - a. Signs may be constructed of metal individual letters, marble, granite, ceramic tile, or other comparable materials that convey a rich quality complementary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel, or fabricated sheet metal.
 - b. Individual solid metal letters shall be applied to the building with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 ½") inches and be reverse pan channel construction.

2. Number: One (1) attached sign per street or freeway frontage for a maximum of four (4) attached signs per parcel.
3. Illumination.
 - a. Letters may be internally illuminated to create a halo back-lighted effect, externally illuminated, or non-illuminated. Internally illuminated letters shall be lighted appropriately.
 - 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 anywhere on the face of the building subject to 4 (c) and 4 (d) below and may be oriented toward the freeway.
 - 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 highest floor of the building; (2) the building parapet line; and (3) the vertical edges of the building face on which the sign is attached.
 - d. A sign may be located outside the "upper signage area" if within a sign zone approved as part of the building Special Permit.
5. Wording and Logos.

A sign may consist of a company logo and/or a company name. No other wording is permitted.
6. Maximum Signage
 - a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.
 - b. The length of a sign shall not exceed 30 percent of the length of the 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. Attached building signs shall not exceed fifty (50) square feet each.
 - e. 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.
 - f. Letter size shall not exceed four (4) feet in height.
7. Permitting Procedures.
- 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 15 H.
 - (1) Signs not located in the "upper signage area," as defined in subsection 4-c above.
 - (2) Signs that 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 procedure.
- M. Auto service stations, Restaurants, or combination/co-brand facilities.
- 1. Auto service stations, including gas stations are entitled to:
 - a. Two attached building signs comprised of internally illuminated dimensional letters and/or logo, mounted directly to the wall, one sign per façade, letters not to exceed 3 feet in height, with an aggregate area of 240 SF.

- b. Two internally illuminated canopy signs, and up to six (6) logos not to exceed 100 SF aggregate, letters 3-foot height max.
 - c. One double-sided pad mounted monument pricing sign, 30 SF per face, internally illuminated, 5-foot height max.
2. Restaurants:
- a. Four attached signs maximum per building (one per façade), internally illuminated dimensional letter and/or logo, 3-foot height max, not to exceed 240 SF aggregate.
 - b. Five onsite directional monuments with Architectural Review Committee approval, 3-foot height and 2-foot width max. Advertising is not allowed on directional monuments.
3. Combination/co-brand facilities are entitled to the signs in sections M (1) and M (2) as applicable, with the following limitation: Four attached signs maximum per building shall be allowed, internally illuminated dimensional letter and/or logo, 3-foot height max, not to exceed 360 SF aggregate.

VIII. 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.

IX. BUILDING OCCUPANCY

In accordance with Section 17.180.020 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."

RESOLUTION NO.

Adopted by the Sacramento City Council

Date

A RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT DENYING THE APPEAL OF THE DOWNTOWN FORD PROJECT AND APPROVING THE TENTATIVE MAP AND SPECIAL PERMIT, LOCATED IN THE PARK EL CAMINO PLANNED UNIT DEVELOPMENT, IN SOUTH NATOMAS, NORTHWEST OF THE CORNER OF WEST EL CAMINO AND ORCHARD LANE. (P04-106) (APN: 225-0220-040, -064, -065)

BACKGROUND

- A. On July 14, 2005, the City Planning Commission approved the requested entitlements, with conditions; and
- B. On July 22, 2005 and July 25, 2005, the decision of the City Planning Commission approving these entitlements was appealed by the Applicant and the River Oaks Community Association; and
- C. On September 13, 2005, the City Council heard and considered evidence in the above-mentioned matter.

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

- Section 1. At the regular meeting of September 13, 2005, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the City Council took the following actions for the location listed above:
- A. Denied the Appeal and approved the Tentative Subdivision Map to merge and resubdivide three (3) existing parcels into six (6) parcels totaling 20.4+/- gross acres; and
 - B. Denied the Appeal and approved the Special Permit to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone in the Park El Camino PUD.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Tentative Subdivision Map: The Tentative Subdivision Map to merge and resubdivide three (3) existing parcels into six (6) parcels totaling 20.4+/- gross acres is hereby **approved** based upon the following findings of fact:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The General Plan designation for the subject site is Community/ Neighborhood Commercial and Office;
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- B. Special Permit: The Special Permit to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone in the Park El Camino PUD is hereby **approved** based upon the following findings of fact:
1. The project is based upon sound principles of land use in that:
 - a. The proposed use is compatible with the uses in the vicinity of the project site;
 - b. The proposed use will not be detrimental to the public health, safety or welfare and will not result in the creation of a nuisance;
 - c. Adequate landscaping, vehicular circulation, maneuvering, and parking is provided;
 - d. The architectural design and development of the buildings is consistent with the Park El Camino PUD Development Guidelines and is compatible with other buildings in the vicinity of the project site; and

- e. The proposed project is consistent with policies in the General Plan and South Natomas Community Plan land use designation.

CONDITIONS OF APPROVAL

- A. The **Tentative Subdivision Map** to merge and resubdivide three (3) existing parcels into six (6) parcels totaling 20.4+/- gross acres is hereby **approved** based on the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-106). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

GENERAL: All Projects

- A1) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- A2) Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-106).
- A3) Meet all conditions of the existing PUD (P04-106) unless the condition is superseded by a Tentative Map condition.
- A4) Show all continuing and proposed/required easements on the Final Map.
- A5) If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

PUBLIC WORKS: Streets

- A6) Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
- A7) Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Improvements required shall be determined by the city, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
- A8) Dedicate and construct Gateway Oaks Drive to a standard 69' Collector Street (half street improvements only).
- A9) Dedicate and construct the site access street to a standard 59' local Commercial street.
- A10) Provide a temporary traffic turnaround or an onsite circulation path at the end of Gateway Oaks Drive to the satisfaction of the City Traffic Engineer.
- A11) Construct A.D.A. compliant ramps at the intersection of Gateway Oaks Drive and West El Camino Avenue.
- A12) The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division.

A13) If applicable as determined by the Department of Transportation the applicant shall pay or submit proof of payment for their fair share portion of the West El Camino widening project. The applicant shall also dedicate any additional right-of-way required by the West El Camino widening project.

A14) Construct traffic signals at the following intersections or when required by the Development Engineering and Finance Division (if not already in place):

- a. Gateway Oaks/West El Camino/Orchard. Modification of existing signal is required.

NOTE: The Development Engineering and Finance Division shall determine the need for signals, based on CalTrans signal warrants and known pending development projects prior to the Issuance of any building permit. If required, signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the Development Engineering and Finance Division and may be subject to reimbursement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Traffic Engineering Services.

A15) The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the Cities Design and Procedures Manual to the Development Engineering and Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provide crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.

A16) Provide additional right-of-way for expanded intersection at the intersections to be signalized and other locations specified by the Department of Public Works signalized intersections are listed below:

- b. Gateway Oaks/West El Camino/Orchard.

A17) The applicant shall pay a fair share for the future signalization of the Intersection of West El Camino/I-80 Westbound off-ramp. The fair share cost for this project is 16% of the total cost of the signal.

A18) The applicant shall pay a fair share for the future signalization of the Intersection of West El Camino/I-80 Eastbound off-ramp. The fair share cost for this project is 10% of the total cost of the signal.

- A18a) The extension of Orchard Lane north of Gateway Oaks Drive shall be posted "No Parking" on both sides of the street, south of the proposed cul-de-sac street.

PUBLIC/PRIVATE UTILITIES:

SMUD

- A19) Dedicate a 12.5 feet public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of way.

CSD-1

- A20) Connection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
- A21) Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- A22) Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. If the existing Orchard Lane is abandoned, the applicant shall grant a replacement 20-foot easement along the east property line over the existing 15-inch sewer main.
- A23) CSD-1 will provide maintenance only in public right-of-ways and in 20-foot wide or wider easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The subject project owner shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.
- A24) The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map: **"The Parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements #(Book __, Page __)."**
- A25) Sewer service laterals will not be permitted to connect into the Orchard Lane sewer line, unless the applicant demonstrates that said line and downstream lines, have capacity available to carry the subject project

sewer loads in addition to loads intended for these lines in previously approved sewer studies.

- A26) Private Sewer service laterals will not be permitted to connect to the 15" diameter trunk sewer line. If CSD-1 determines that the new sewer service lateral cannot connect into the existing manhole on Orchard Lane, then in order to obtain sewer service, construction of off-site CSD-1 collector sewer will be required to the satisfaction of CSD-1. Design of all CSD-1 sewer facilities shall be coordinated with and approved by CSD-1.
- A27) CSD-1 sewer facilities may be constructed on-site to accommodate the new parcels. If this option is chosen, construction of on-site CSD-1 sewer facilities shall be to the satisfaction of CSD-1, in order to obtain sewer service.

CITY UTILITIES

- A28) Prior to the submittal of improvement plans, a project specific drainage study shall be approved by the Department of Utilities (DOU). The storm drain system shall be designed using the City's SWMM model. Onsite storm water detention is required for this development. Preliminary analysis indicates that 22,100 cubic feet of storage is required for the 10-year event and 53,400 cubic feet of storage is required for the 100-year event. Prior to performing a storm drain study, the applicant's engineer should schedule a meeting with the DOU to review the storm drain design criteria. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Finished floor elevations shall be approved by the DOU and shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the DOU. The storm drain system shall be designed to conform to the master drainage plan for this area. The drainage study shall include sufficient off-site topography to determine all off-site runoff from adjoining property which crosses the project.
- A29) Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of the drainage across the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the Department of Utilities, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

- A30) Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.
- A31) The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.
- A32) Two points of service for the water distribution system may be required for this commercial subdivision. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the DOU.
- A33) Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in the proposed cul-de-sac and in Gateway Oaks Drive from the proposed cul-de-sac to West El Camino Avenue. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).
- A34) All streets shall have a minimum paved width of 25 feet from lip of gutter to lip of gutter.
- A35) Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- A36) All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- A37) Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).
- A38) Provide standard subdivision improvements per Section 16.48.110 of the City Code. Off-site water, sewer and drainage main extensions will be required.
- A39) Dedicate all necessary easements, right-of-way, IOD fee title and/or fee title property on the final map as required to implement the approved drainage, water and sewer studies per each approving agency requirements.

- A40) A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- A41) The project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- A42) All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
- A43) The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- A44) Show all existing and proposed easements on the improvement plans.
- A45) The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map: "THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __,PAGE__)."

- A46) The proposed development is located within Reclamation District 1000 (RD 1000). Contact RD 1000 for storm drainage conditions and fee requirements. All fees shall be paid prior to map recordation.
- A47) Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.
- A48) The applicant is responsible for obtaining all necessary permits and approvals from federal, state and local agencies, including RD 1000, for the construction of the project.

PPDD: Parks

- A49) The applicant shall install an eight foot high masonry wall as approved by the City Park Planning Design and Development Division (PPDD) on the eastern property line of the project, north of the future Gateway Oaks Drive, separating the proposed public park to the east within the River Oaks Subdivision from the adjacent auto dealership. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

FIRE

- A50) All turning radii for fire access shall be designed as 35' inside and 55' outside.
- A51) Dead ends exceeding 150' in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead).
- A52) Fire service mains shall not cross property lines unless reciprocal easement agreement is provided.
- A53) A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A54) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will

issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

- A55) Developing this property may require the payment of additional sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

- B. The **Special Permit** to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone in the Park El Camino PUD is hereby **approved** subject to the following conditions of approval:

General

- B1) The applicant shall obtain all necessary building permits prior to construction.
- B2) The applicant shall comply with the Mitigation Measures included in the attached Notice of Decision as Exhibit 1A.
- B3) The project shall substantially conform to the site plan and elevations as shown on Exhibits 1B-1H. Any modification to the project shall be subject to review and approval by the Planning Director prior to the issuance of building permits.
- B4) The applicant shall comply with all applicable conditions of the Park El Camino PUD.
- B5) In accordance with Zoning Ordinance requirements (City Code Section 17.184), the applicant shall prepare a Transportation Management Plan.
- B6) Approval of the Special Permit applies only to Parcel 1, the auto dealership site, and not to the retail/office uses depicted on the Schematic Plan Exhibit. (Attachment 5, Exhibit B) Details related to the site configuration of the retail parcels will be considered when an application is made for a Special Permit.
- F6a) The Special Permit for the auto dealership (P04-106) shall be effective upon the approval of the related Planned Unit Development (PUD)

Guidelines Amendment and PUD Schematic Plan Amendment by the City Council.

Planning:

- B7) All pedestrian pathways within the auto dealership site shall be constructed with stamped or colored and texturized concrete. Any variation from this requirement shall require review and approval by the Planning Director.
- B8) The applicant shall submit a sign program for all attached and any detached signs for review and approval by the Planning Director prior to issuance of any sign permits.
- B9) All rooftop mechanical equipment and communications equipment shall be completely screened by the building parapet and architectural projections.
- B10) Any proposed fencing along Interstate-80 shall be wrought iron or tubular steel fencing. All proposed fencing in this location shall be reviewed and approved by the Planning Director.
- B11) No vehicle loading or unloading by truck transport shall be allowed within the public right-of-way and must be conducted entirely within the dealership property.
- B12) The applicant shall not park for-sale or service vehicles in the public right-of-way or on other parcels within the PUD for sales or storage purposes.
- B13) Any auto repair or other services shall be done within an enclosed building. In the event repair and other service operations continue after 7:00pm or begin before 6am, the applicant shall be required to close all vehicle/bay doors (except when moving vehicles in or out of service or repair buildings) to provide additional sound attenuation.
- B14) No outdoor speaker systems are allowed.
- B15) Test drives shall occur on the freeways, West El Camino, Truxel Road, San Juan Road, and Northgate Boulevard. No test drives shall occur within any adjacent residential neighborhoods.
- B16) No inflatable displays shall be allowed.
- B17) Prior to issuance of a Building Permit, the applicant shall have entered into a written agreement with the City, satisfactory to the City Attorney, which sets forth an unconditional obligation on the part of the applicant to pay, prior to the issuance of any building permit for the land covered by the

Special Permit, the sum of \$3.76/square foot, to be deposited into the South Natomas Community Infrastructure Fund (SNCIF) account and payment is in lieu of a requirement that the applicant annex the said land to the South Natomas Facilities Benefit Assessment District.

- B17a) Applicant shall require that all vehicle deliveries occurring prior to 8:00am or after 6:00pm be restricted as follows: Vehicle delivery trucks shall enter the site at the western most driveway off of the cul-de-sac street and exit the site at the employee driveway located on the west side of the Orchard Lane/Future Gateway Oaks.

Landscaping:

- B18) Detailed landscape and irrigation plans shall be submitted to the Planning Division for review prior to issuance of a building permit. Landscape plans shall indicate quantity, size, and species of each plant and tree. The final landscaping plan will be designed to comply with the City's Water Conservation Ordinance and the Park El Camino PUD Guidelines, and shall be to the satisfaction of the Planning Director. Landscaping shall be consistent with the landscaping exhibits in this report (Exhibit 1D) except where inconsistent with the requirements in the Park El Camino PUD Guidelines. Where inconsistency occurs, the PUD Guidelines shall prevail.
- B19) All required landscape areas along all street frontages shall be landscaped and irrigated prior to issuance of the first Certificate of Occupancy within the Park El Camino PUD.
- B20) Landscape setback along West El Camino shall be 40'. Landscape setback shall be measured from the back of the curb; a 6-foot meandering sidewalk shall be allowed within the landscape setback area.
- B21) All landscaping shall be maintained so that ground cover plants and shrubs do not exceed a maximum height of thirty inches (30"); and tree limbs shall be trimmed so that they hang no lower than six feet (6') above grade level.
- B22) Tree shading of parking lot areas (50% in 15 years) shall comply with Sacramento City Code requirements. Planting (especially parking lot trees) shall be located and maintained so that lighting levels are not diminished.
- B22a) Applicant shall provide an eight (8) foot landscape setback along the eastern interior property line; provided, however, that the landscaping setback adjacent to the detail building shall be reduced to six (6) feet to accommodate internal circulation. Landscaping within this setback shall include coast redwoods or other similar evergreen species. The specific species and spacing between the trees shall be chosen in consultation the Sacramento Tree Foundation. In any location where a vehicle is allowed

to overhang into this landscape setback, the landscape setback shall be increased by a total of two (2) additional feet.

B22b) Landscape setback along Interstate-80 (not including the freeway on-ramp) shall be a minimum of 50-feet, measured from the exterior right-of-way line.

B22c) All trees planted on the project site shall be 24-inch ball and burlap trees.

Trash Enclosures:

B23) Trash enclosures shall be constructed of split-face concrete block or other masonry material, finished and accented to match and compliment architectural elements of the building and site design, and shall be subject to the review and approval of the Planning Director.

B24) Trash enclosures shall have heavy gauge solid metal gates painted to match the building facades. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates, and they shall be equipped with cane bolts to secure the gates when in an open position.

B25) A concrete apron shall be constructed in front of the trash enclosure facility or at the point of dumpster pickup by the waste removal truck. The location, size, and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup. The dimensions and paving section of the apron shall be subject to the approval of the City Building Inspections Plan Checker. Minimum dimensions of the concrete apron for a single two cubic yard dumpster shall be 10 feet wide, or the width of the enclosure facility, and 20 feet long. Larger trash enclosure facilities shall require a larger concrete apron.

B26) Trash enclosures shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines, and shall comply with all of the applicable City Code requirements.

Exterior Lighting:

B27) Lighting shall be designed so as not to produce hazardous or annoying glare to motorists and buildings occupants, adjacent residents, or the general public.

B28) No light sources shall directly face the residentially zoned area adjacent to the site. No light source shall be located within the landscape area along the east property line adjacent to the masonry wall unless the lights do not exceed 4-feet in height and are directed away from the property line.

- B29) Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space, bicycle parking areas, trash enclosures, and pathways on the perimeter of parking areas between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours. All fixtures on the auto dealership site shall be limited to no more than 400 watts each.
- B30) All lighting fixtures (including especially the mounting poles) shall be colored or painted to match or compliment the colors used in the building design and shall be subject to final review and approval of the Planning Director. All lighting shall be shielded to face downward to avoid light producing glare on adjacent properties.
- B31) The height of pole mounted light fixtures shall be no more than 15 feet in the New Car Display area south of the dealership building, the used car display area, and the employee parking area. Elsewhere on the site, the height of pole mounted light fixtures shall not exceed 20 feet.
- B32) All parking lot lighting shall be reduced by 1/3 light level after 10pm and before 7am.

Signage:

- B33) A sign permit shall be obtained prior to construction or installation of any attached or detached signs.
- B34) The applicant shall submit a signage program to the Planning Director for review and approval, prior to the issuance of any sign permits. Said sign program shall comply with the sign guidelines in the Park El Camino PUD Guidelines.
- B35) Per the City's Sign Ordinance, no banners, pennants, streamers, bunting, "A" frame, or wind signs are allowed. (City Code Section 15.148.670)
- B36) The auto dealership's detached monument sign shall be limited to 6 feet in height and 48 square feet in area.

Parking:

- B37) The proposal is required to meet all requirements of the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.040). Bicycle parking shall be located in a secure area located in close proximity to doors and windows, subject to review and approval by the Planning Director.
- B38) The proposal is required to meet all requirements of the Park El Camino PUD Guidelines and all applicable Sacramento City Code regulations, regarding vehicular parking.
- B39) Of the parking spaces provided, carpool, vanpool, and bicycle parking spaces shall be located closest to the employee entrances of the buildings.
- B40) Pedestrian pathways shall be delineated by special paving treatment where located within driveway and parking areas.

Utilities

- B41) Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- B42) Multiple fire services are allowed per parcel and may be required.
- B43) All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B44) All onsite water, storm drain and sanitary sewer facilities shall be private systems maintained by the property owner.
- B45) A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- B46) This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a

Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

- B47) The lot shall be graded so that drainage does not cross property lines.
- B48) Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.
- B49) An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. Prior to the submittal of improvement plans, a project specific drainage study shall be approved by the Department of Utilities (DOU). The storm drain system shall be designed using the City's SWMM model. Onsite storm water detention is required for this development. Preliminary analysis indicates that 22,100 cubic feet of storage is required for the 10-year event and 53,400 cubic feet of storage is required for the 100-year event for the 19.2 acre commercial subdivision. Prior to performing a storm drain study, the applicant's engineer should schedule a meeting with the DOU to review the storm drain design criteria. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Finished floor elevations shall be approved by the DOU and shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release, whichever is higher. The storm drain system shall be designed to conform to the master drainage plan for this area. The drainage study shall include sufficient off-site topography to determine all off-site runoff from adjoining property which crosses the project.
- B50) Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of the drainage across the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the Department of Utilities, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

- B51) The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- B52) Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility, both source control and onsite treatment control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. **Onsite treatment control measures are required and may affect site design and site configuration and should be considered during the early planning stages.** Improvement plans must include the source controls and onsite treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures and recommended onsite treatment control measures.
- B53) The proposed development is located within County Sanitation District No.1 (CSD1). The applicant shall comply with all CSD1 requirements.
- B54) If required by the DOU, the applicant shall enter into and record an agreement with the City for the maintenance of the onsite water quality treatment facilities and/or the storm water detention facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney. The agreement shall require the owner to properly maintain and repair the private water quality treatment facilities and the storm water detention facilities.
- B55) The applicant is responsible for obtaining all necessary permits and approvals from federal, state and local agencies, including RD 1000, for the construction of the project.

CSD-1

- B56) Connection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
- B57) Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- B58) Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. If the existing Orchard Lane is abandoned, the applicant shall grant a replacement 20-foot easement along the east property line over the existing 15-inch sewer main.
- B59) CSD-1 will provide maintenance only in public right-of-ways and in 20-foot wide or wider easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The subject project owner shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.
- B60) The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map: **"The Parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements #(Book __, Page __)."**
- B61) Sewer service laterals will not be permitted to connect into the Orchard Lane sewer line, unless the applicant demonstrates that said line and downstream lines, have capacity available to carry the subject project sewer loads in addition to loads intended for these lines in previously approved sewer studies.
- B62) Private Sewer service laterals will not be permitted to connect to the 15" diameter trunk sewer line. If CSD-1 determines that the new sewer service lateral cannot connect into the existing manhole on Orchard Lane, then in order to obtain sewer service, construction of off-site CSD-1 collector sewer will be required to the satisfaction of CSD-1. Design of all CSD-1 sewer facilities shall be coordinated with and approved by CSD-1.

- B63) CSD-1 sewer facilities may be constructed on-site to accommodate the new parcels. If this option is chosen, construction of on-site CSD-1 sewer facilities shall be to the satisfaction of CSD-1, in order to obtain sewer service.

Fire Department

- B64) Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- B65) Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)
- B66) Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- B67) Provide appropriate Knox access for site.
- B68) Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- B69) Locate and identify Fire Department Connections (FDCs) on address side of building within 40 feet of a fire hydrant.

SMUD

- B70) Dedicate Parcel 1 as a public utility easement for underground facilities and appurtenances except for those areas where structures or buildings are located.

Solid Waste

- B71) The auto dealership use shall comply with City Code Section 17.72- Recycling and Solid Waste Disposal Regulations. Recycling capacity shall be met or exceeded.
- B72) A recycling program shall be established. The developer shall send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.
- B73) To complete the recycling plan, the applicant shall do the following:

1. The applicant should include mixed paper in the list of materials targeted for recycling.
2. The applicant should indicate how employees/tenants would be instructed in the use of the trash/recycling receptacles. It is the developer's responsibility to address signage and other mechanisms that will be put in place to accommodate tenant's recycling needs.
3. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal. As designed this project may have architectural barriers to resource recovery.

B74) This project shall be conditioned to divert construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The method of recovery as well as the waste hauler providing this service should be provided to the Solid Waste Division when this project is resubmitted for review.

Parks

B75) The applicant shall install an 8-foot high masonry wall as approved by the City Park Planning Design and Development Division (PPDD) on the eastern property line of the project, north of the future Gateway Oaks Drive, separating the proposed public park to the east within the proposed River Oaks subdivision from the adjacent auto dealership. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

Building Division

B76) A water flow test shall be obtained from Utilities and the fire flow calculated. With the fire flow calculated the applicant shall determine if the proposed building area and construction type complies with the Fire Code. If not, the building area shall be reduced or a change in construction type will be needed.

B77) The project architect shall provide a Building Code area analysis per CBC Chapter 5.

- B78) For submittal for a Building permit, the plans shall be revised to show handicap compliance per CBC Chapter 11B.

Electrical Section

- B79) This project shall require historic ornamental street lighting. There is an existing street lighting system in the project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

Development Engineering and Finance

- B80) Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
- B81) All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division.
- B82) The minimum throat distance for all site driveways shall be 50' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- B83) The site plan shall conform to A.D.A. requirements in all respects.
- B84) The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- B85) The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- B86) The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

Advisory Notes

- B87) Projects within the City of Sacramento are often required to have on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and

flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

- B88) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
- B89) Developing this property may require the payment of additional sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- B90) The review and conditioning for this Special Permit by Development Engineering and Finance are for the Downtown Ford Site plan only (Parcel 1). No Special Permits are currently under review for the remaining parcels. Development Engineering and Finance will review each Special Permit as they are applied for. Said Entitlements may be subject to different requirements based on their individual review.

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Exhibit F - Building Floor Plan- 1st Floor, 1 page
Exhibit G - Building Floor Plan- 2nd Floor, 1 page
Exhibit H – Detail Building Elevation and Floor Plan, 1 page
Exhibit I- Schematic Rendering, 1 page

Exhibit A- Tentative Subdivision Map

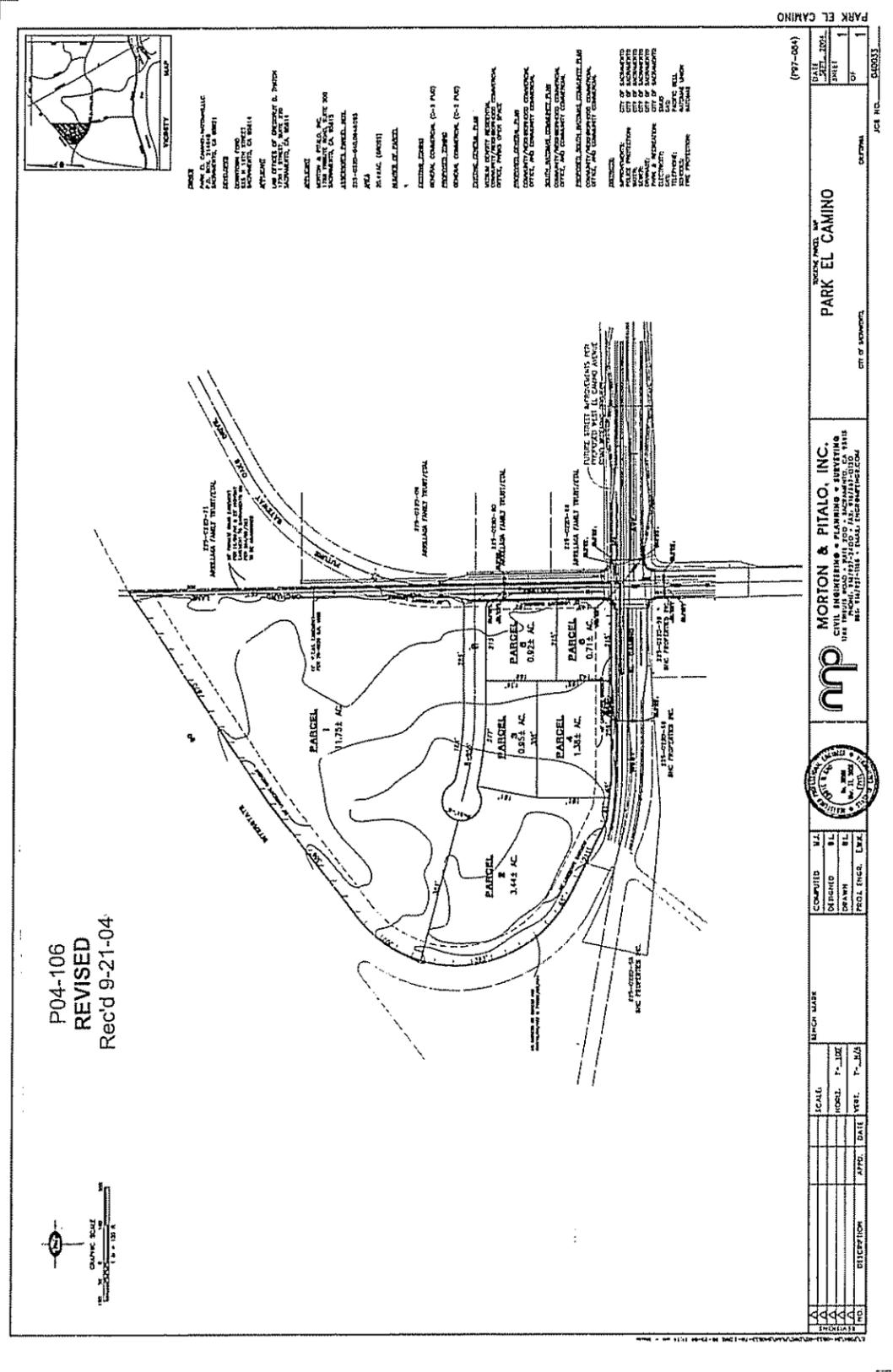
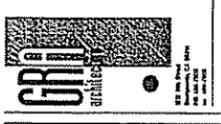


Exhibit B - Site Plan

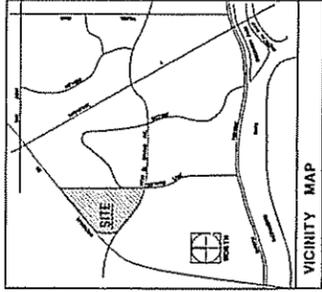


DOWNTOWN FORD
NORTHEAST CORNER OF
WEST EL CAMINO AND INTERSTATE 80
SACRAMENTO, CALIFORNIA

SITE PLAN

PROJECT NO.	04-106
DATE	9/13/05
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

A.1

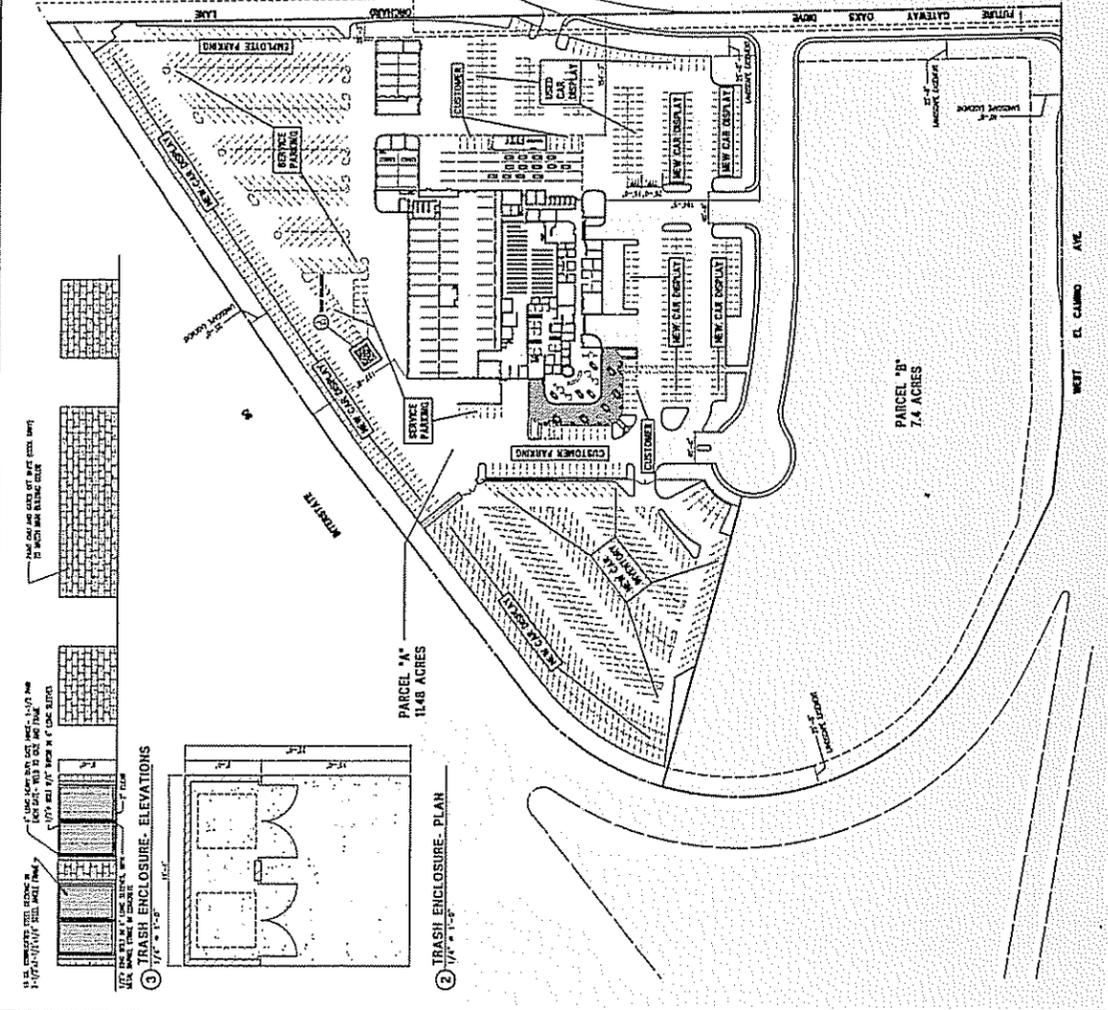


PROJECT DATA

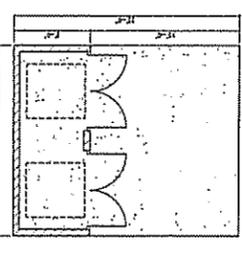
A. MAIN BUILDING - FIRST FLOOR	67,292 SF.
B. MAIN BUILDING - SECOND FLOOR	15,533 SF.
C. MAIN BUILDING - TOTAL	82,825 SF.
D. DETAIL BUILDING	5,220 SF.
E. GRAND TOTAL	88,045 SF.

TOTAL PARKING SPACES

NEW CAR SPACES	410 SPACES
USED CAR SPACES	45 SPACES
CUSTOMER PARKING	44 SPACES
EMPLOYEE PARKING	40 SPACES
SERVICE PARKING	40 SPACES
RETAIL PARKING	40 SPACES
TOTAL	619 SPACES

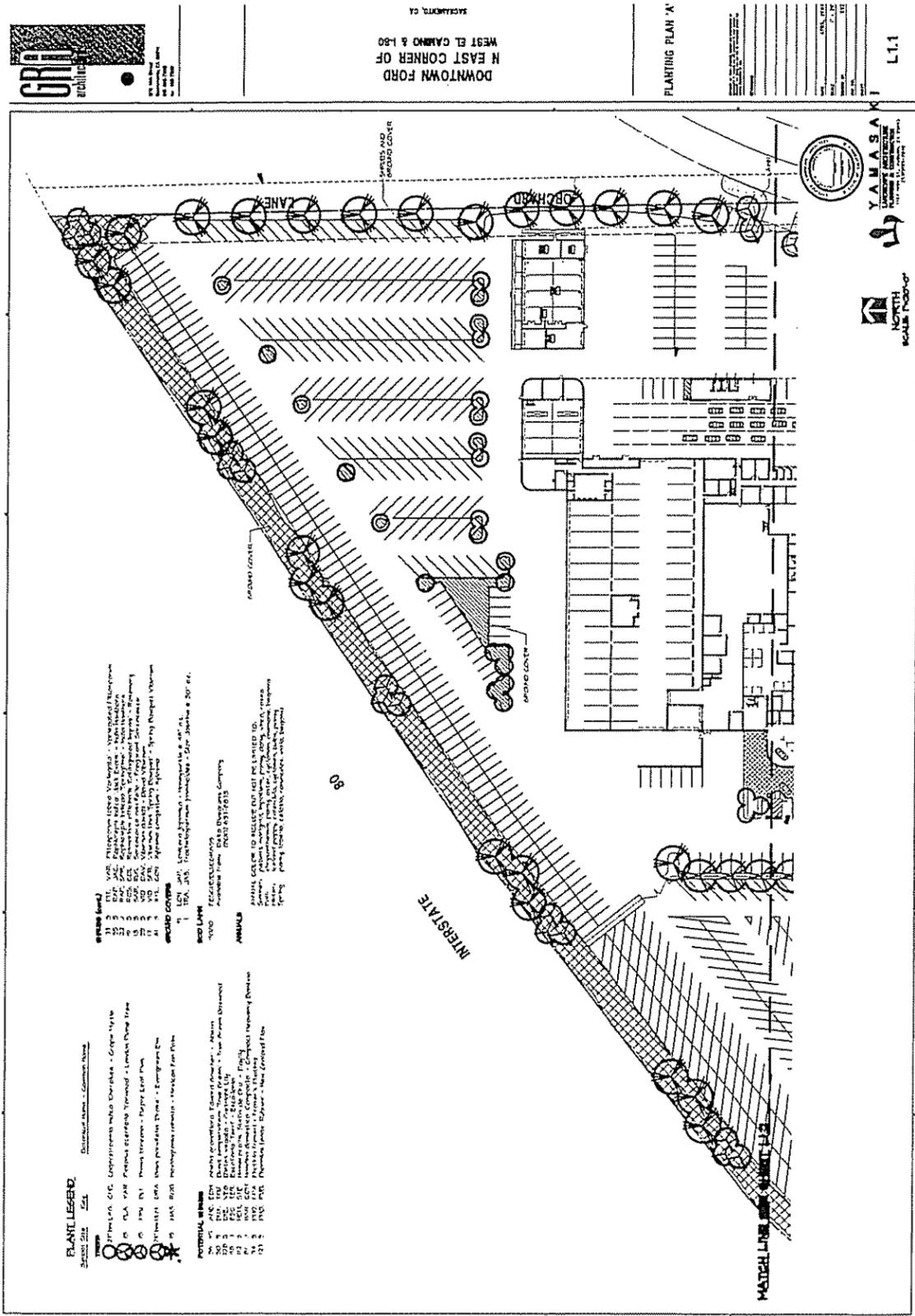


1. ALL EXTERIOR WALLS SHALL BE CONCRETE OR CMU WITH A MINIMUM 4" THICKNESS AND A FINISH OF STUCCO OR TERRAZZO. ALL INTERIOR WALLS SHALL BE GYPSONUM BOARD WITH A FINISH OF PLASTER OR DRYWALL.



2. TRASH ENCLOSURE - PLAN
1/4" = 1'-0"

Exhibit C – Landscape Exhibits





HANSON PIPE & PRODUCTS
12405 EAST BRANDT ROAD
LOCKEFORD, CALIFORNIA 95227
ART 05/23/04

PLANTING PLAN 'B'

DATE	DATE
REV.	REV.
BY	BY
CHKD	CHKD
APP'D	APP'D

L1.2

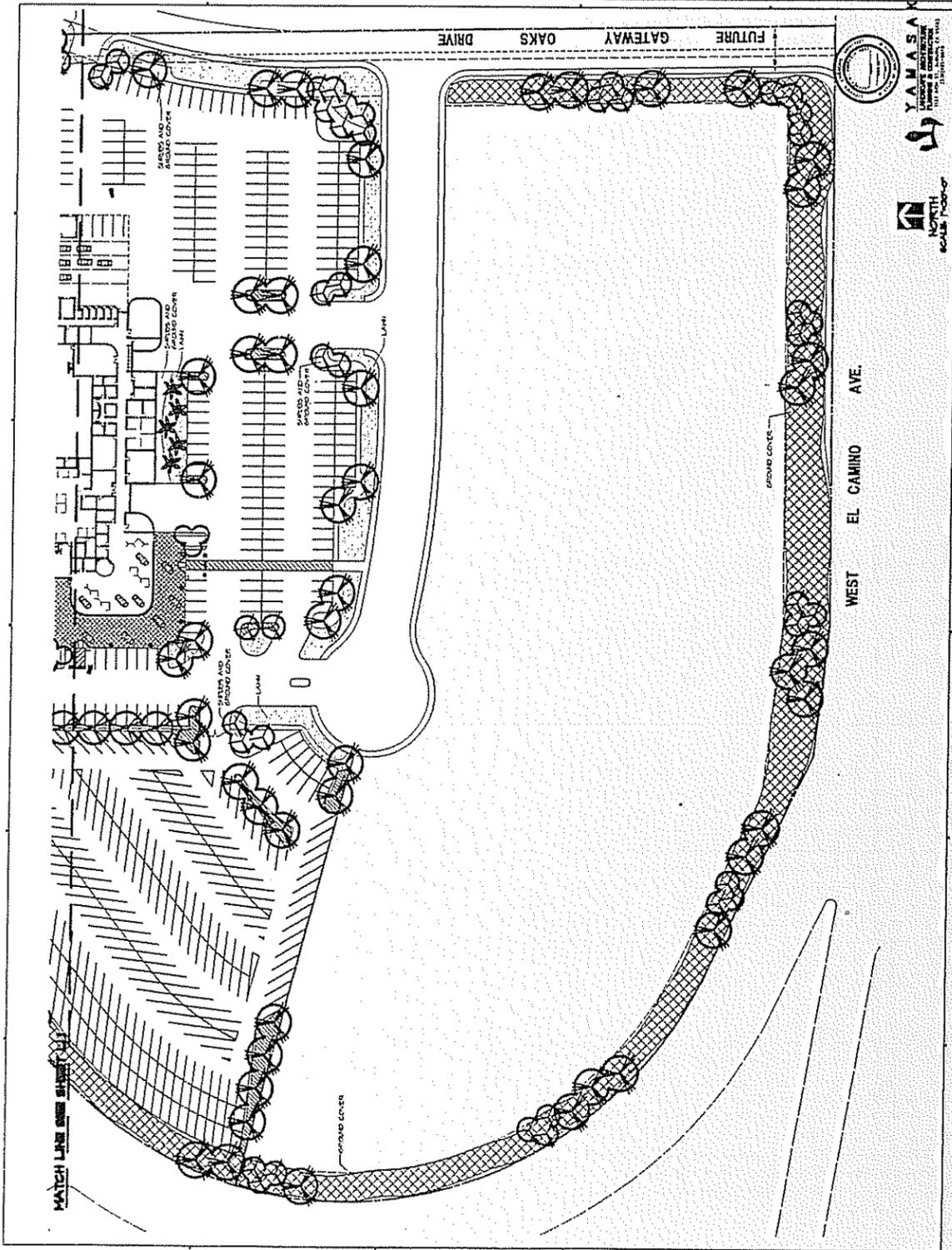


Exhibit D – Photometric Plan

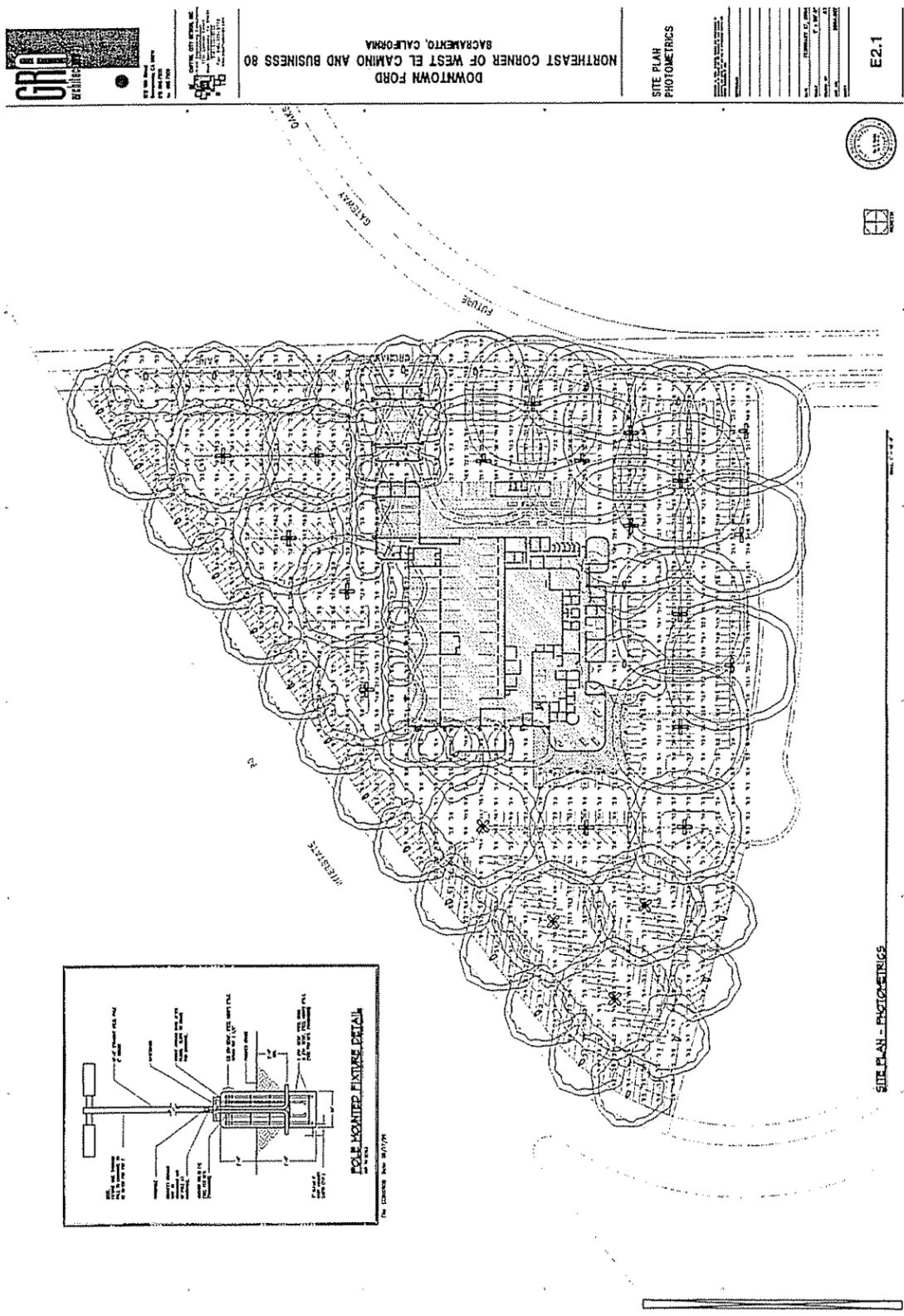
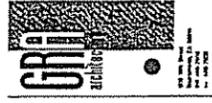


Exhibit E – Building Elevation



DOWNTOWN FORD
NORTHEAST CORNER OF
WEST EL CAMINO AND INTERSTATE 80
FACADEWORK, CLADDING

MAIN BUILDING-
EXTERIOR
ELEVATIONS

NO.	DATE	BY	REVISION
1	09/13/05	MM	ISSUED FOR PERMIT
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A.4

KEYNOTES

1. WHITE FINISHED PORCELAIN TILES.
2. FORM USED.
3. CORNER ROUNDS, REFER TO S.D.P. SHEET OF 11/13/05 FOR FINISH SCHEDULE (SEE 3041).
4. ALL TYPED TEXT IS TO BE MATCHED TO THESE FINISHES.
5. COLOR MATCH TO COLOR MATCHING MATERIAL FINISHES.

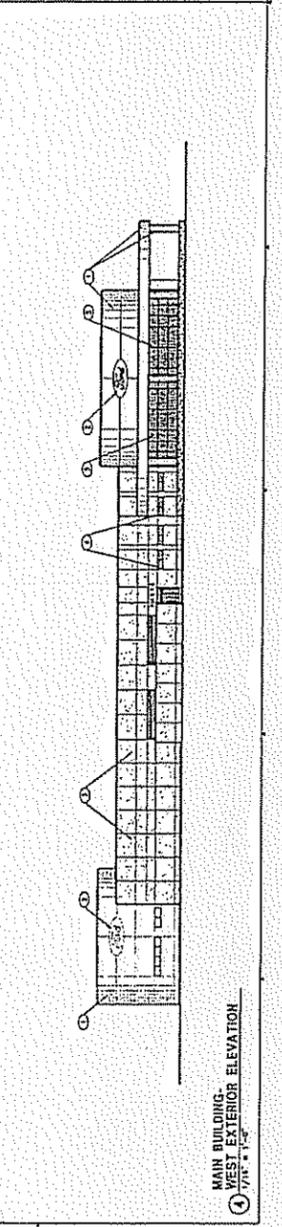
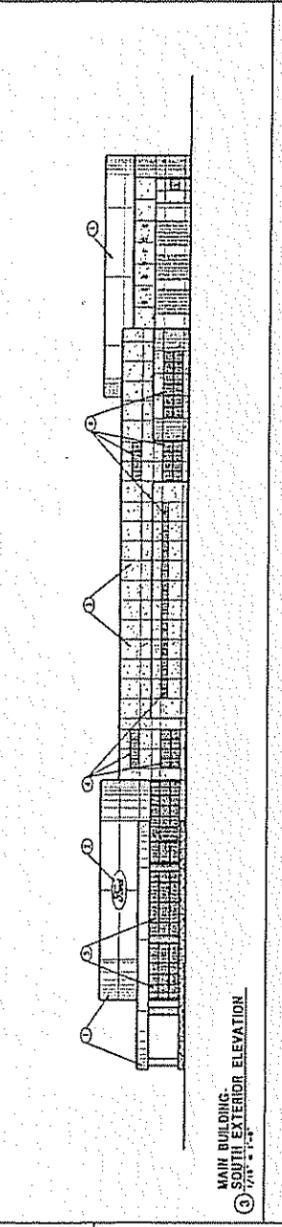
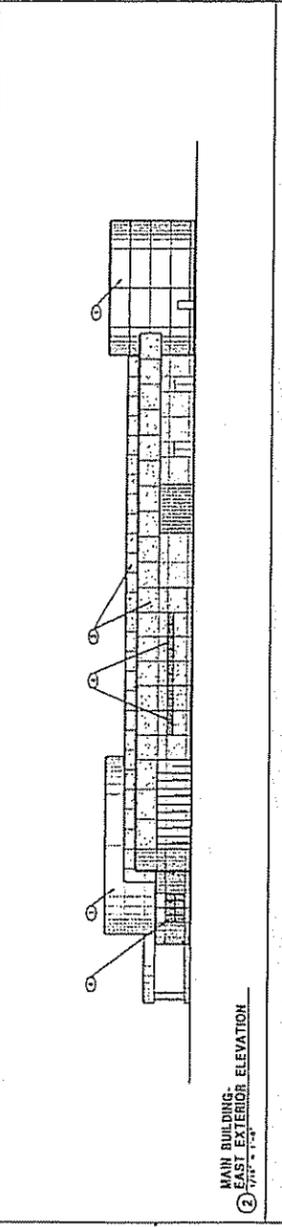
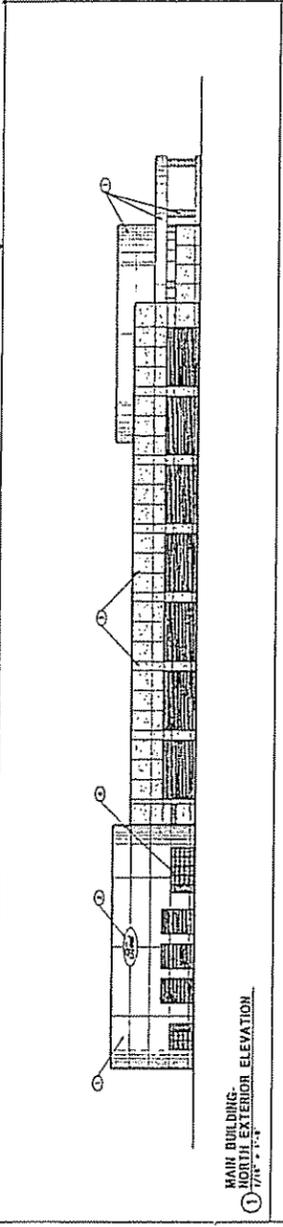


Exhibit F – Building Floor Plan- 1st Floor



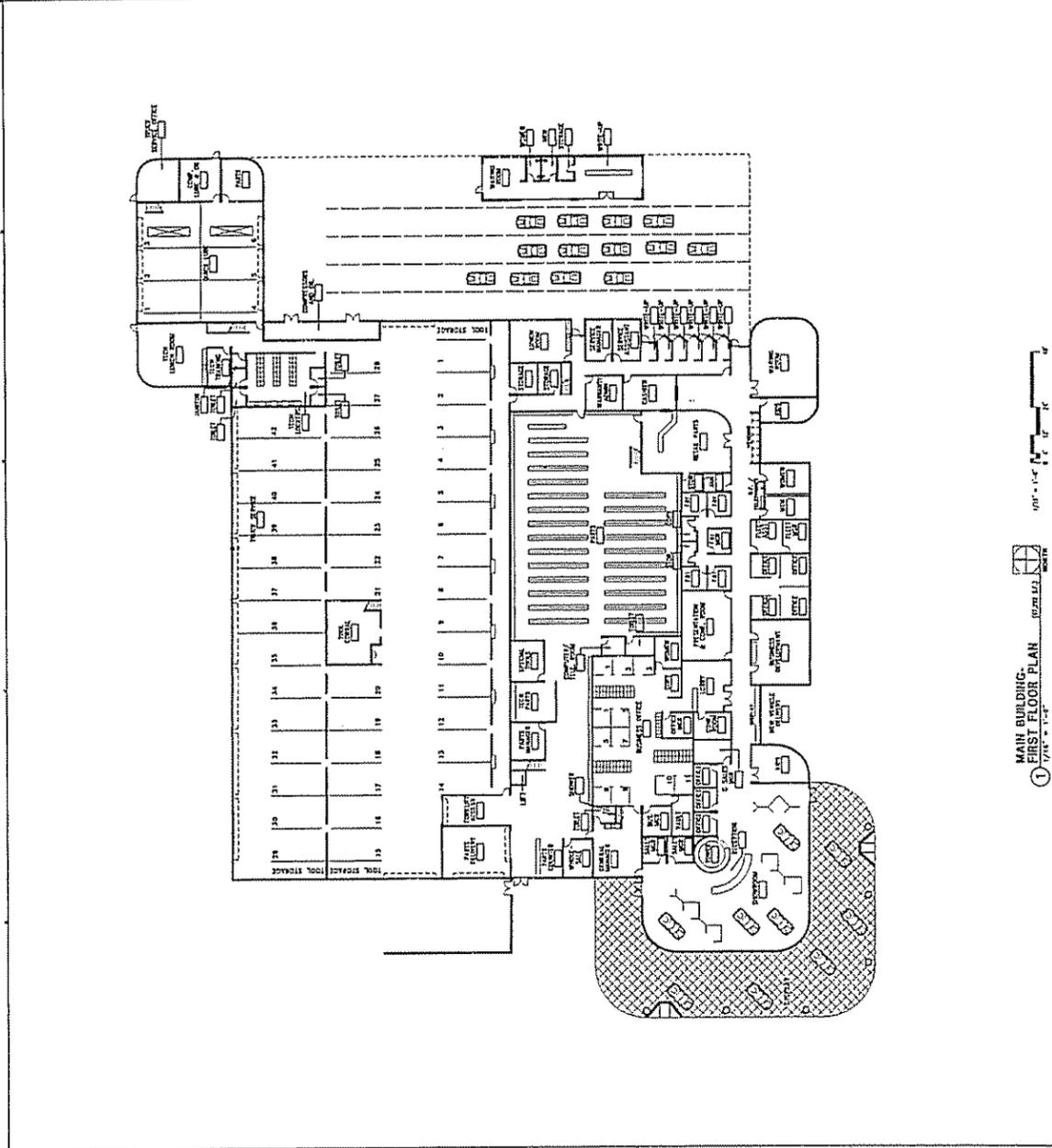
DOWNTOWN FORD
NORTHEAST CORNER OF
WEST EL CAMINO AND INTERSTATE 80
SACRAMENTO, CALIFORNIA

MAIN BUILDING-
FIRST
FLOOR PLAN

DATE	09/13/05
BY	ARCHITECT
CHECKED BY	ARCHITECT
SCALE	AS SHOWN
PROJECT NO.	P04-106
SHEET NO.	A.2

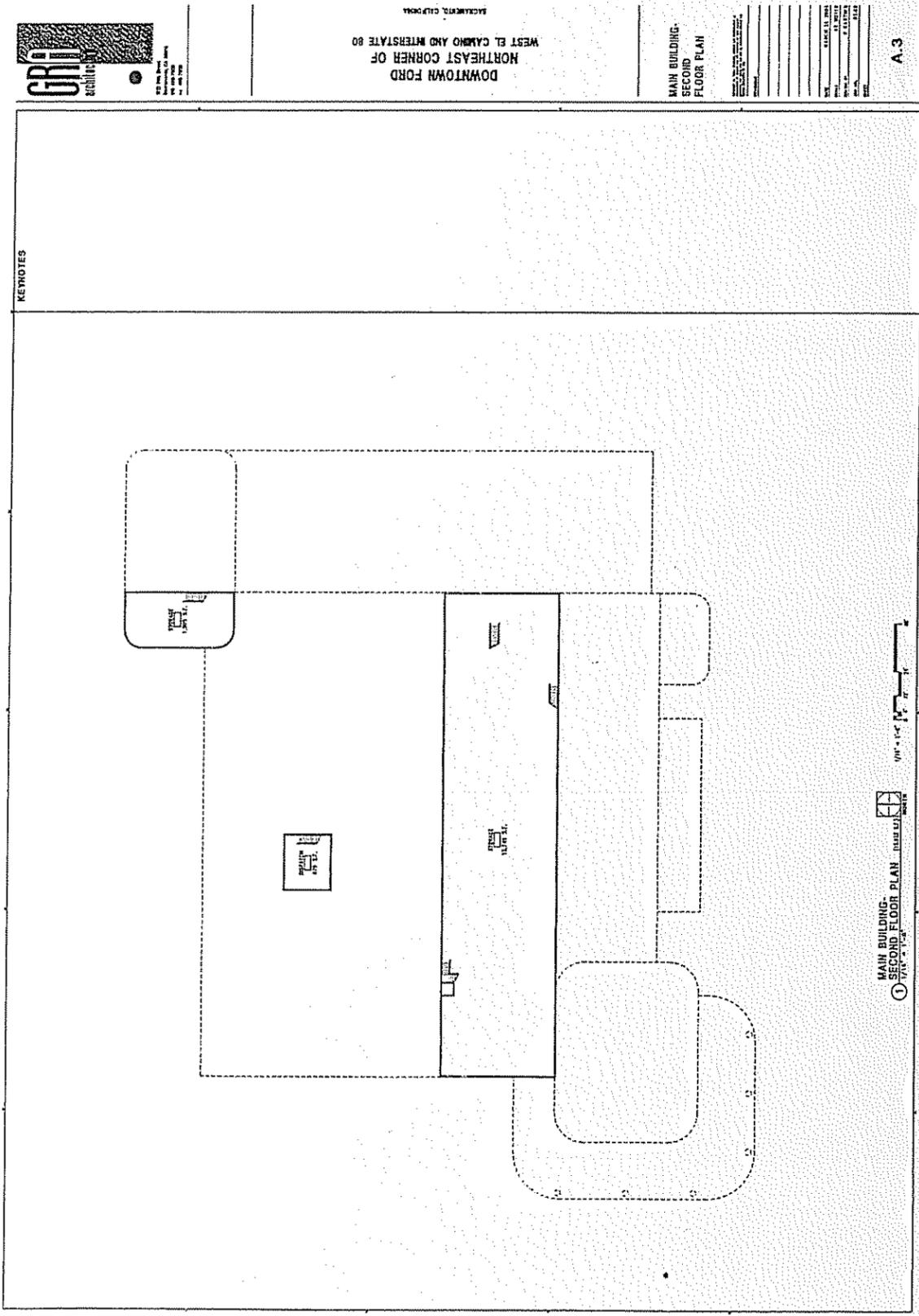
A.2

KEYNOTES

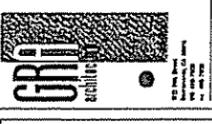


MAIN BUILDING-
FIRST FLOOR PLAN
1/4\"/>

Exhibit G – Building Floor Plan- 2nd Floor



KEYNOTES



BACKMATTER, CUPRODA
DOWNTOWN FORD
NORTHEAST CORNER OF
WEST EL CAMINO AND INTERSTATE 80

MAIN BUILDING-
SECOND
FLOOR PLAN

MAIN BUILDING-
SECOND FLOOR PLAN (SEE SHEET 404)
1/8" = 1'-0"



A-3

Exhibit H- Detail Building Elevation and Floor Plan

DOWNTOWN FORD
NORTHEAST CORNER OF
WEST EL CAMINO AND INTERSTATE 80
SACRAMENTO, CALIFORNIA

A.5

DETAIL BUILDING-
FLOOR PLAN
AND EXTERIOR
ELEVATIONS

KEYNOTES
1. SEE WALL-FINISHES SET SHEET (204-106-1) FOR WALL FINISHES.

① **DETAIL BUILDING-
FLOOR PLAN**
1/4" = 1'-0"

② **DETAIL BUILDING-
NORTH EXTERIOR ELEVATION**
1/8" = 1'-0"

③ **DETAIL BUILDING-
EAST EXTERIOR ELEVATION**
1/8" = 1'-0"

④ **DETAIL BUILDING-
SOUTH EXTERIOR ELEVATION**
1/8" = 1'-0"

⑤ **DETAIL BUILDING-
WEST EXTERIOR ELEVATION**
1/8" = 1'-0"

Exhibit I- Schematic Rendering

