

ORDINANCE NO. SZC 97-0021

**AN ORDINANCE OF THE COUNTY OF SACRAMENTO,
AMENDING THE ZONING CODE OF SACRAMENTO COUNTY,
ORDINANCE NO 83-10, AS AMENDED,
TO ESTABLISH A SPECIAL PLANNING AREA, KNOWN AS
THE MATHER FIELD SPECIAL PLANNING AREA
AS TITLE VI, CHAPTER 3, ARTICLE 1**

The Board of Supervisors of the County of Sacramento, State of California, does ordain as follows:

SECTION I. Title VI, Chapter 3, Article 1 of the Sacramento County Zoning Code is hereby amended to read as follows:

Zoning Code of Sacramento County

**Chapter 3
Article 1**

603-10. INTENT.

It is the intent of the Sacramento County Board of Supervisors in adopting this Special Planning Area to:

- ♦ Facilitate the conversion of Mather Field from a military air base to a mixture of public and private uses.
- ♦ Promote the cohesive and comprehensive development of various portions of Mather Field.
- ♦ Provide flexibility in the types of uses that may be permitted at Mather Field through the identification of several mixed-use zones.
- ♦ Provide adequate regulation to ensure quality development through the establishment of development standards and design guidelines and by conducting design review of signs, new construction and certain exterior improvements.
- ♦ Provide a design review process to ensure that the development standards and design guidelines are adhered to in order to ensure the cohesive and quality development and improvement of Mather Field.
- ♦ Address the needs of the Department of Airports in the operation of the Mather Airport, including: the attraction of air cargo businesses, manufacturing and industrial businesses, and as a center for general and corporate aviation through the identification of an airport zoning district and its subareas.
- ♦ Promote a pedestrian-oriented environment within the Main Base area, including a mixture of commercial, office and public uses.

- ♦ Provide linkages between Mather Field and the Cordova community, including: visual, pedestrian, roadway, bikeway and transit linkages incorporating Mather Field into the larger Cordova community.
- ♦ Provide opportunities for the private use of property for industrial uses in the Industrial District.
- ♦ Provide for the establishment of Mather Regional Park including the preservation and restoration of environmental features and the development of a mixture of active and passive recreation uses.

603-11. APPLICABILITY. The provisions of this Article shall apply to the land area shown in Section 603-20.1. In any case, where this Article does not provide direction or regulation regarding a specific use or development standard, all applicable provisions of the Zoning Code shall apply. To the extent that any of the provisions of this Article conflict with other provisions of the Zoning Code, the provisions of this Article shall prevail.

603-12. DEFINITIONS. For the purposes of this Article, the following definitions apply:

Mather Field Specific Plan Design Guidelines. Those guidelines that are adopted as part of the Mather Field Specific Plan and included in the Specific Plan text, as may be amended from time to time.

Mather Field Specific Plan Public Facilities Financing Plan: That Public Facilities Financing Plan as defined in the Mather Field Specific Plan that identifies the public facilities that are necessary to serve the proposed land uses in the Mather Field Specific Plan area.

Mather Field Specific Plan: That document which includes a text with goals and policies governing development of Mather Field . The Specific Plan was adopted by Resolution 97-0545 by the Sacramento County Board of Supervisors. The boundaries of the Specific Plan are depicted in Section 603-20.1 and the land uses are depicted in Section 603-20.2.

Mather Regional Park Land Use Plan. That document which was adopted by Resolution 97-0546 by the Sacramento County Board of Supervisors to govern development of the Mather Regional Park, as may be amended from time to time by the Board.

Zoning Code. The Zoning Code of Sacramento County, as adopted and including any amendments or additions.

603-13. AMENDMENTS AND DEVIATIONS.

(a) Amendments to the Mather Field Specific Plan, this Article, or requests for rezones, variances, and conditional use permits shall be reviewed pursuant to adopted

County procedures as set forth in Title 21 of the County Code and in the applicable provisions of the Zoning Code unless otherwise specified within this Article.

(b) Deviations from the Development Standards provided in this Article may be considered through the Design Review process as set forth in Section 603-16. The appropriate authority may grant a deviation from a development standard set forth in this Article to the extent such deviation is expressly authorized by the provisions of this Article.

603-14. PERMITTED AND CONDITIONALLY PERMITTED USES. The Mather Field Specific Plan Area is divided into various use Districts and Subareas as indicated in Section 603-20.2 and described below. The provisions of this subsection describe the permitted and conditionally permitted uses in each District and Subarea. In the event that a use is permitted or conditionally permitted under two or more different zones, the land use zone that permits the use shall apply. If the use is permitted in one zone and requires a use permit in the other, the use shall be permitted. The permitted and conditionally permitted uses for each District and Subarea are:

A. *The Main Base District.* The boundaries of the Main Base District, including the Main Base Subarea and Open Space Subarea, are depicted in Section 603-20.3. The Main Base Subarea is intended to accommodate a variety of commercial, office and open space uses in a pedestrian-oriented environment. Residential uses may occur only as permitted by adopted zoning code provisions regulating the underlying zones of each subarea. The Open Space Subarea is intended to create a park-like corridor with open space and recreation activities.

- 1. The Main Base Subarea.** The Main Base Subarea is located generally south of Lower Placerville Road, east of DeBellevue Street, north of Macready Avenue, and west of Bullard Street with the exception of the Open Space Subarea, as shown in Section 603-20.3.

Permitted uses within the Main Base Subarea are those uses permitted in the Shopping Center (SC) Land Use Zone as listed in Zoning Code Section 225-31, and in the Business and Professional Office (BP) Land Use Zone as listed in Zoning Code Section 225-21 both of which are subject to the special conditions referenced in Section 225-14. Additional permitted uses are those permitted in the Industrial-Office Park (MP) Land Use Zone as listed in Zoning Code Section 230-11, and subject to special conditions referenced in Section 230-13, and the Commercial Use Tables, Zoning Code Section 225-11 and subject to special conditions referenced in Section 225-14.

- 2. The Open Space Subarea.** The Open Space Subarea is located generally south of Lower Placerville Road, east of Von Karman Street, north of Macready Avenue, and west of Whitehead Street as shown in Section 603-20.3. Permitted uses within the Open Space Subarea are those uses permitted in the Recreation (O)

Land Use Zone as listed in Zoning Code Section 220-21 and subject to special conditions referenced in Section 201-04 with two exceptions.

Section 603-20.3 identifies two specific locations where additional uses shall be permitted. A church is a permitted use on "Site A". A public/quasi public building is a permitted use on "Site B". In addition, the following uses are permitted on 'Site B': Business & Professional, Office, Real Estate, Property Management Services, Accounting or Bookkeeping and Public Relations & Advertising. Uses not otherwise provided for in the Recreation Land Use Zone may be permitted upon a determination by the Planning Director pursuant to provisions of Zoning Code Section 100-30.5 and the issuance of a conditional use permit by the Board of Supervisors.

B. *The Campus District.* The boundaries of the Campus District are depicted in Section 603-20.4. The Campus District is intended to create a campus like environment with a variety of commercial, office, industrial-office, and institutional uses. Pedestrian accessibility among parcels is encouraged providing access to the Main Base District and the Cordova Sports Park.

1. **The Human Service Subarea.** The boundaries of the Human Service Subarea are identified in Section 603-20.4 and include the existing hospital site, Mather Community Campus and associated child care center.

Permitted uses in the Human Service Subarea are those uses permitted under the Public Facilities category of the Commercial Land Use Tables, Zoning Code Section 225-11, and subject to special conditions referenced in Section 225-14. In addition, the following uses are permitted: a hospital or clinic, a child care center and a transitional housing facility.

2. **The Recreation Subarea.** The boundaries of the Recreation Subarea are identified in Section 603-20.4 and encompass the Cordova Sports Park. Permitted uses in the Recreation Subarea are those uses permitted in the Recreation (O) Land Use Zone as listed in Zoning Code Section 220-21 subject to special conditions referenced in Section 201-04.
3. **Office Subarea.** The boundaries of the Office Subarea are identified in Section 603-20.4. Permitted uses within the Office Subarea are those uses permitted in the Business and Professional Office (BP) Land Use Zone as listed in Zoning Code Section 225-21 and subject to special conditions referenced in Section 225-14, and in the Industrial-Office Park (MP) Land Use Zone as listed in the Industrial Use Tables, Zoning Code Section 230-11 and subject to special conditions referenced in Section 230-13 and the Commercial Use Tables, Zoning Code Section 225-11 and subject to special conditions referenced in Section 225-14.

4. **Commercial/Office Park Subarea.** The boundaries of the Commercial/Office Park Subarea are identified in Section 603-20.4 and include two non-contiguous sites within the Campus District. Permitted uses within the Commercial/Office Park Subarea are those uses permitted in the Shopping Center (SC) Land Use Zone as listed in Zoning Code Section 225-31, the General Commercial (GC) Land Use Zone as listed in Zoning Code Section 225-51 and in the Business and Professional Office (BP) Land Use Zone as listed in Zoning Code Section 225-21 all of which are subject to special conditions referenced in Section 225-14, and in the Industrial-Office Park (MP) Land Use Zone as listed in the Industrial Use Tables, Zoning Code Section 230-11 and subject to special conditions referenced in Section 230-13 and the Commercial Use Tables, Zoning Code Section 225-11 and subject to special conditions referenced in Section 225-14.

C. *The Mather Airport District.* The boundaries of the Mather Airport District are identified in Section 603-20.5. The Mather Airport District is intended to provide for the operation of the Mather Airport, industrial activities related to the Airport, and other non-airport industrial activities as determined appropriate by the Department of Airports.

1. **The North Airport Subarea.** The boundaries of the North Airport Subarea are identified in Section 603-20.5. Permitted uses within the North Airport Subarea are those uses permitted in the Light Industrial (M-1) Land Use Zone as listed in Zoning Code Section 230-21 and in the Industrial-Office Park (MP) Land Use Zone as listed in the Industrial Use Tables, Zoning Code Section 230-11 and subject to special conditions referenced in Section 230-13 and the Commercial Use Tables, Zoning Code Section 225-11 and subject to special conditions referenced in Section 225-14. In addition, the following uses are permitted: a fuel farm; aircraft engine testing; activities related to the manufacture, maintenance, repair and storage of aircraft; freight depot/sorting facility and truck terminal; circuit board and semiconductor manufacturing; boat building; automotive repair which is part of a quasi-governmental use; and activities related to the operation of the Mather Field Airport.
2. **The South Airport Subarea.** The boundaries of the South Airport Subarea are identified in Section 603-20.5. Permitted uses within the South Airport Subarea are those uses permitted in the Light Industrial (M-1) Land Use Zone as listed in Zoning Code Section 230-21 and in the Industrial-Office Park (MP) Land Use Zone as listed in the Industrial Use Tables, Zoning Code Section 230-11 both of which are subject to special conditions referenced in Section 230-13 and the Commercial Use Tables, Zoning Code Section 225-11 subject to special conditions referenced in Section 225-14. In addition, the following uses are permitted: activities related to the manufacture, maintenance, repair and storage of aircraft; freight depot/sorting facility and truck terminal; circuit board and semiconductor manufacturing; and activities related to the operation of the Mather Field Airport.

3. **The Airport Runway and Environs Subarea.** The boundaries of the Airport Runway and Environs Subarea are identified in Section 603-20.5. The southern boundary between this Subarea and the Airport Open Space Subarea is intended to be the ultimate alignment of the extension of Douglas Road. Permitted uses shall be subject to the regulation of the Department of Airports.
 4. **The Airport Open Space Subarea.** The boundaries of the Airport Open Space Subarea are identified in Section 603-20.5. The boundary to the north and west, between this Subarea and the Airport Runway and Environs Subarea, is intended to be the ultimate alignment of the extension of Douglas Road. Permitted uses within the Airport Open Space Subarea are those uses permitted in the Recreation (O) Land Use Zone as listed in Zoning Code Section 220-21 and subject to special conditions referenced in Section 201-04. Uses not otherwise provided for in the Recreation Land Use Zone may be permitted upon a determination by the Planning Director pursuant to provisions of Zoning Code Section 100-30.5 and the issuance of a conditional use permit by the Board of Supervisors.
- D. *The Industrial District.*** The boundaries of the Industrial District are identified in Section 603-20.6. Permitted uses within the Industrial District are those uses permitted in the Light Industrial (M-1) Land Use Zone as listed in Zoning Code Section 230-21 and in the Industrial-Office Park (MP) Land Use Zone as listed in the Industrial Use Tables, Zoning Code Section 230-11 and subject to special conditions referenced in Section 230-13 and the Commercial Use Tables, Zoning Code Section 225-11 and subject to special conditions referenced in Section 225-14. In addition, the following uses are permitted: activities related to the manufacture, maintenance, repair and storage of aircraft; freight depot/sorting facility and truck terminal; and circuit board and semiconductor manufacturing; and activities related to the operation of the Mather Field Airport.
- E. *Recreation District.*** The boundaries of the Recreation District are identified in Section 603-20.7. The intent of the Recreation District is to allow implementation of the Mather Regional Park Land Use Plan including a variety of active and passive recreation and open space uses with ancillary commercial activities supporting the park. Potential development activities are set forth in the Mather Regional Park Land Use Plan.
1. **Open Space & Active Use Subarea.** The boundaries of the Open Space & Active Use Subarea are identified in Section 603-20.7. Permitted uses within the Open Space and Active Use Subarea are those uses permitted in the Recreation (O) Land Use Zone as listed in Zoning Code Section 220-21 and subject to special conditions referenced in Section 201-04; however, "Other Outdoor Recreation Facilities" are permitted and do not require the issuance of a conditional use permit by the appropriate authority.

2. **Commercial Recreation Subarea.** The boundaries of the Commercial Recreation Subarea are identified in Section 603-20.7. Permitted uses within the Commercial Recreation Subarea are those uses permitted in the Recreation (O) Land Use Zone as-listed in Zoning Code Section 220-21 and subject to special conditions referenced in Section 201-04. In addition, the following uses are permitted: indoor and outdoor recreational facilities; active sports complex buildings; campgrounds; County office buildings; and County Regional Parks corporation yards.
 3. **Office Subarea.** The boundaries of the Office Subarea are identified in Section 603-20.7. Permitted uses within the Office Subarea are those uses permitted in the Recreation (O) Land Use Zone as listed in Zoning Code Section 220-21 subject to special conditions referenced in Section 201-04. In addition, the following use is permitted: a private or public office use not to exceed 150,000 gross square feet of development and/or occupy more than a 15 acre site.
 4. **Conference Center Subarea.** The boundaries of the Conference Center Subarea are identified in Section 603-20.7. The Conference Center Subarea is intended to provide for a mixture of hotel and conference center uses. Permitted uses within the Office Subarea are those uses permitted in the Recreation (O) Land Use Zone as listed in Zoning Code Section 220-21 and subject to special conditions referenced in Section 201-04. In addition, the following uses are permitted: a conference center; a hotel facility not to exceed 4 stories in height; and ancillary retail uses associated with the conference center or hotel.
- F. ***Single Family Housing District.*** The boundaries of the Single Family Housing District are identified in Section 603-20.8. The Single Family Housing District is intended to allow the consideration of conversion of the former military base housing to private residences with associated neighborhood park facilities. However, given complexities surrounding the site, an applicant must submit a rezone request, tentative map request and other necessary entitlement requests to the Board of Supervisors for consideration.

The existing church facility, identified as "Site A" in Section 603-20.8, is intended to remain and may operate without a conditional use permit as an existing legal non-conforming use. Any expansion of the church facility would require compliance with zoning code requirements including obtaining a use permit pursuant to the Residential Land Use Tables, Section 201-02 and special conditions referenced in Section 201-04.

The Kitty Hawk and Mather Heights Elementary Schools, identified as "Site B" and "Site C" in Section 603-20.8, are permitted uses within the Single Family Housing District. Expansion of these facilities submitted to the County shall be subject to the Institutional Use Development Standards set forth in Zoning Code Title III, Chapter 20.

G. *Limited Commercial District.* The boundaries of the Limited Commercial District are identified in Section 603-20.9. The intent of the Limited Commercial District is to provide neighborhood serving commercial adjacent to the Single Family Housing District. Permitted uses are those uses permitted in the Limited Commercial (LC) Land Use Zone as listed in Zoning Code Section 225-41 and subject to special conditions referenced in Section 225-14.

H. *Commercial Recreation District.* The boundaries of the Commercial Recreation District are identified in Section 603-20.10. The intent of the Commercial Recreation District is to allow a variety of public or commercial recreation uses with further review of specific projects by the Board of Supervisors. Permitted uses within the Commercial Recreation District are those uses permitted in the Agricultural 20 (AG-20) Land Use Zone as listed in Zoning Code Section 205-07 subject to special conditions referenced in Section 201-04. Other uses may be permitted through the issuance of a conditional use permit by the Board of Supervisors pursuant to Sections 110-30 through 110-31 of the Zoning Code.

603-15. DESIGN GUIDELINES. Design Guidelines are established for Mather Field to ensure quality development given the conditions resulting from conversion of a former military air base to a variety of civilian uses. Applicants preparing an application for design review are encouraged to use the guidelines in the preparation of their plans. The design guidelines for Mather Field are contained in Section 603-20.12.

603-16. DESIGN REVIEW. Design review shall be conducted in order to ensure an orderly development pattern, facilitate good design practices and maintain a harmonious character to the design and appearance of property and structures at Mather Field.

A. Applicability. Prior to the issuance of any building permit, all public and private construction, development, redevelopment or improvement projects within the area shown in Section 603-20.11 shall undergo design review, except:

- i. improvements to existing buildings that do not alter the outward appearance of the building;
- ii. exterior improvements of less than \$1,000, excluding signs;
- iii. public works, utility and maintenance projects, including:
 - a. improvements or modifications to the airport runway, lighting of the airfield, tower operations, security fencing;
 - b. roadway and landscape maintenance, repaving, rehabilitation of irrigation, tree trimming, mowing, weed abatement, sidewalk repair, parking lot striping, placement of parking and roadway placards/signs;
 - c. existing utility improvement and maintenance, undergrounding of utilities, maintenance of utility poles, sewer or water lines, water wells & related facilities, drainage facilities;
 - d. other public works, utility or maintenance projects as determined by the Director of the Planning & Community Development Department.

- iv. building demolition and subsequent site regrading, soil remediation projects;
- v. structural improvements or repairs to existing buildings or property that are required to protect the welfare, health and safety of the general public.

B. Applicability to federal and state procedures. Although state and federal projects are exempt from local requirements, such agencies are encouraged to process their applications through the same process required for all other projects in order to foster a "good neighbor" relationship.

C. Pre-application Conference. Applicants, or their representatives, are encouraged to meet with County staff and review their proposal well in advance of their plans to submit a request for a building permit. A Pre-application Conference is not a requirement of the design review process; however, receiving "early review and comment" may accelerate the timeframe associated with the formal review of an applicant's proposal.

D. Application Submittal & Fees. An application for design review, and six (6) copies, shall be submitted; together with the payment of appropriate fees, to the Sacramento County Planning & Community Development Department. The application for design review shall include:

- i. A general description of the proposed project;
- ii. A site plan or drawing (as in the case of a sign) which is presented at a reasonable scale that is appropriate for the size of the project;
- iii. building elevations & roof plans;
- iv. landscape plan and plant palette;
- v. color and material samples.

Within 30 days after receiving the application for design review, the Planning Director, or designee, shall review the application for completeness. If determined not to be complete, the Planning Director, or designee may request additional information. The application for design review will not be deemed complete until all additional information that is required by the Planning Director has been received.

E. Design Review Levels. The sole purpose of design review shall be to review a proposed development project for its consistency with the Performance Standards found in Section 603-19 and the Mather Field Development Standards found in Section 603-20.13. Applicants are encouraged to follow the Mather Field Specific Plan Design Guidelines found in Section 603-20.12. However, consistency with the Specific Plan Guidelines shall not constitute a basis of approval or denial of design review. For this purpose, there shall exist two (2) levels of design review.

- i. Design Review Level I:
 - a. all construction, redevelopment or improvement projects which include structures up to and including 75,000 sqft; and

- ii. Design Review Level II:
 - a. all construction, redevelopment or improvement projects which include structures which exceed 75,000 sqft

F. Design Review Authority & Appeals. The following provisions define the appropriate authority for conducting design review for each Design Review Level.

- i. Design Review Level I:
 - a. The Planning Director, or designee, is the appropriate authority to conduct Level I design review. The Director, or designee, may approve or deny a design review application. A formal record regarding the decision of the Director, or designee, shall be prepared and delivered to the applicant via U.S. Mail within seven (7) working days following a decision.
 - b. Decisions of the Director, or designee, may be appealed to the Board of Supervisors pursuant to the provisions of Zoning Code Section 115-31.
 - c. Notwithstanding the provisions of subsection F(i)(a), if applications for Design Review Level I accompanied by any of the requests set forth in Section 603-13(a), shall be processed and reviewed pursuant to the provisions of Section 603-13(a), unless otherwise specified in this Article. Appeals of any action under this subsection may be appealed to the Board of Supervisors pursuant to the provisions of Zoning Code Section 115-31.

- ii. Design Review Level II:
 - a. The Board of Supervisors is the appropriate authority to conduct Level II design review. The Board of Supervisors may approve or deny a design review application. A formal record regarding the decision of the Board shall be prepared and delivered to the applicant via U.S. Mail within seven (7) working days following a decision.
 - b. Notwithstanding the provisions of subsection F(ii)(a), applications for Design Review Level II accompanied by any of the requests set forth in Section 603-13(a), with the exception of use permits and variances, shall be processed and reviewed pursuant to the provisions of Section 603-13(a), unless otherwise specified in this Article. If the application for Design Review Level II is accompanied by a conditional use permit or variance request, the Board of Supervisors shall be the appropriate authority to conduct design review and to hear and decide the use permit or variance request after receipt of a written recommendation from the Project planning Commission. In addition to its written recommendations on the conditional use permit or variance, the Project Planning Commission may recommend, in writing, that the Board of Supervisors either approve or deny the design review application. A recommendation for denial by the Project Planning Commission shall not terminate the review process. The notice and hearing procedures set forth in the applicable provisions of the Zoning Code shall apply to the design review procedures set forth in this subsection.

H. Deviations From Development Standards. The appropriate authority pursuant to this Article may grant a deviation from the development standards based on the following criteria:

i. **Height:** Towers, roof structures for the purpose of shelter for mechanical equipment, cupolas, water tanks, church steeples, radio television antennas, and similar structures and necessary mechanical appurtenances may be erected on a building, or on the ground, to a height greater than the limit otherwise established within the zone, or of that use, provided that the height of the main structure does not exceed the height requirements set forth in this Article.

ii. **Building Setback and/or Public Street Frontage:** The applicant for design review shall submit evidence that because of special circumstances peculiar to the subject property, including: size, shape, topography, locations of surroundings, that strict application of the development standards of this Article can not be adhered to.

iii. **Parking Reduction:** The applicant for design review shall submit whatever evidence and documentation that is necessary to demonstrate that unusual conditions warrant a reduction in the number of parking spaces required by this Article, such as the multiple use of a parking area by uses having peak parking demands which occur at different times; floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size of building; evidence that the building site is constrained and that the required number of parking spaces can not be achieved; or that other programs will be implemented by the developer, lessor or tenant which will result in a demand for parking at the site which is less than would otherwise occur, such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a carpool or vanpool.

iv. **On-site Signage:** The applicant for design review shall submit evidence that the building, facilities or property are of a size, shape, height, of multiple use, or of such geographical condition or location that the provisions of this Article that regulate on-site signage can not be adhered to.

v. **Perimeter Fencing:** Other types of perimeter fences may be permitted if the applicant for design review can provide evidence that the type of fence that is proposed is similar with fences in the immediate vicinity and compatible with surrounding uses.

vi. **Landscaping:** The applicant for design review shall submit evidence that the building, facilities or property are of a size, shape, height, or of such geographical condition or location that the provision of this Article that regulate landscaping can not be adhered to.

603-17. DEVELOPMENT STANDARDS. Development Standards are identified for each of the Districts and Subarea of the Mather Field Specific Plan area and are found in Section 603-20.13. These standards address the unique environment that exists at the former military base and clarify the appropriate standards in areas with mixed zoning categories

603-18. MATHER FIELD ROAD IMPROVEMENT AND MAINTENANCE STANDARDS. The Mather Field Special Planning Area shall include a three tiered system for roadway maintenance and improvement. The three tiers are: primary streets, secondary streets, and tertiary streets. Different standards for both roadway design and roadway maintenance shall occur depending on the category of street. The standards are included as Section 603-20.14 of this Article.

(a) Notwithstanding the Mather Field Improvement and Maintenance Standards as defined in Section 603-20.14 of this Article, the Chief of the Transportation Division of the Public Works Agency may permit a deviation from said standards if it can be demonstrated that because of special circumstances peculiar to the general area, including: geographic conditions and location, that strict application of the standards of this Section can not be adhered to.

603-19. PERFORMANCE STANDARDS. The following performance standards must be met by all public and private development projects and leases and/or sales of existing buildings, facilities and/or property within the Mather Field SPA area.

Land Use

1. All future sale or lease agreements for lands and buildings located within the Commercial-Recreation land use district shall specify the following:

The owner/lessee of this property/building acknowledges that the Sacramento Rendering Company plant is in a location predominantly upwind of this site. Owner/lessee also acknowledges that the Sacramento Rendering Company plant produces objectionable odors that will be detectable at this location during certain times of the year depending on wind speed, wind direction, other meteorological conditions, and the operating conditions of Sacramento Rendering Company. Owner/lessee agrees to hold Sacramento Rendering Company harmless from any odors produced by Sacramento Rendering Company that may affect the owner/lessee's property/building or any occupants of said property/buildings.

A condition shall be imposed on all subsequent entitlements for land and buildings located within the Commercial-Recreation land use district at the southeast portion of the Specific Plan area which shall specify the following:

The owner shall provide notification to all subsequent owners/tenants of the property/building that the Sacramento Rendering Company plant is in a location predominantly upwind of the site and acknowledges that the Sacramento Rendering Company plant produces objectionable odors that will be detectable at this location during certain times of the year depending on wind speed, wind direction, other meteorological conditions, and the operating conditions of Sacramento Rendering Company. Such notification may include, but is not limited to, notification in the Public Report prepared by the California Department of Real

Estate disclosing this information to prospective buyers or through individual notice to lessees and occupants of all buildings.

Infrastructure Provision and Financing

2. All development within the Mather Field Special Planning Area (SPA), new and existing, regardless of private or public ownership, shall be subject to the payment of fees, assessments, special taxes, and any other charges in accordance with any subsequent infrastructure financing plan adopted by the Board of Supervisors for the Mather Field SPA, including any authorized adjustments thereto as provided within such infrastructure financing plan, and any other fees adopted by the County in accordance with the requirements of Chapter 5 (commencing with Section 66000) of Division 1 of Title 7 of the Government Code or pursuant to any other enabling law. Such infrastructure financing plan may include, but not by way of limitation, roadway, transit, water supply, sanitary sewer, drainage, fire protection, landscape and lighting facilities, and utilities.

Therefore, consistent with General Plan Policy LU-8, no subsequent entitlements including but not limited to rezones, tentative subdivision maps, use permits and variances; or building permits shall be approved for area within the Mather Field SPA unless one of the following has occurred:

1. An infrastructure financing plan for the Mather Field SPA has been adopted by the Board of Supervisors and the resulting financing mechanism has been implemented; or
2. Prior to issuance of any building permit, an agreement, in a form acceptable to the Public Works Agency and County Counsel, shall be executed which obligates the owner, lessor or leasee to:
 - 2.1 Contribute a cash amount, determined by the Public works Agency Administrator, to the Mather Field Public facilities Financing Plan Public facilities Cost Burden, to finance the cost of infrastructure improvements, apportioned to the individual project, in the Mather Field SPA; and
 - 2.2 Contribute annually a cash amount, determined by the Public Works Agency Administrator, to the Mather Field Public Facilities Financing Plan Public Landscape, Lighting and Bike Path Maintenance Cost Burden, to finance the cost of landscape, lighting and bike path maintenance, apportioned to the individual project, in the Mather Field SPA.

Any such agreement shall include adjustments based upon changes in construction cost estimates, maintenance cost estimates, appropriate cost indexes and further refinements of the facilities to be financed. In addition, the agreement shall stipulate that upon adoption of and receipt by the County of the first proceeds from a

permanent financing mechanism to finance infrastructure for the Mather Field SPA, the Public Works Agency Administrator shall compare the obligation which would then be applicable to individual projects within the Mather Field SPA with the amount of contribution paid. If the obligation under the permanent financing mechanism is less than that of the contribution paid, the County shall, at such time that the Public Works Agency Administrator determines that there is sufficient proceeds available from the permanent financing mechanism, reimburse the payer of the contribution the difference.

3. No entitlement (tentative maps, building permits or other entitlements) shall be granted for development which results in a cumulative water demand exceeding existing Mather Field water supply capacity (i.e., an average water use of 5,000 AFA or 4.6 MGD), until the Sacramento County Board of Supervisors adopts a Master Water Plan for the Mather Field site which demonstrates that an adequate and reliable water supply (which includes supplemental surface water) will be available to serve buildout of the Mather Field Specific Plan land use and the surrounding region.
4. Prior to annexation of the Mather Field Specific Plan area into Zone 40, new users requiring a new service or upsizing of an existing service shall pay to Zone 40 a fair share contribution equivalent to the applicable Zone 40 development fee (consistent with the current method used to collect Zone 40 fees) in accordance with Ordinance No. 18 of the Sacramento County Water Agency prior to issuance of a connection permit. At such time that the County of Sacramento begins to bill for water service, new water users shall begin payment to Zone 40 a fair share bi-monthly contribution equivalent to the Zone 40 user charge in accordance with Schedule B of Ordinance No. 18 of the Sacramento County Water Agency.
5. Prior to the annexation of the Mather Field Specific Plan area into the Sacramento County Water Maintenance District or Sacramento County gaining effective control of the Mather Field Water Supply System (whichever occurs later), each new water user shall pay a fair share contribution equivalent to the applicable Sacramento County Water Maintenance District connection fee paid prior to the issuance of a connection permit. Subsequent to the County of Sacramento gaining effective control of the Mather Field Water Supply System, all water users will begin payment of a fair share contribution equivalent to the Sacramento County Water Maintenance District service charge per Chapter 15 of the Sacramento County Code.

Sewers

6. Sewer easements for the construction and maintenance of the Bradshaw and Mather Interceptor sewers will be shown on any final maps within 100 feet of the interceptor alignments shown on Plate W of the Mather Field Specific Plan SEIR. The easements will be dedicated prior to the issuance of building permits or approval of improvement plans within 100 feet of the interceptor alignments.

7. Upon the County of Sacramento gaining effective control of the Mather Field sanitary sewer system and thereafter upon building occupancy or new construction, each new or existing commercial and/or residential use shall pay County Sanitation District No. 1 (CSD-1) and Sacramento County Regional Sanitation District (SRCSD) facility impact fees. These fees are as directed by CSD-1 ordinance SDI-29 and SRCSD ordinance SRSD-0043 and are typically paid at the time of building permit issuance. All users of sanitary sewer facilities are subject to CSD-1 and SRCSD bi-monthly service charges.

Hydrology

8. Prior to the approval of tentative maps, the issuance of building permits for new development or the approval of improvement plans, the Sacramento County Public Works Agency shall prepare a drainage master plan for the Mather Field Specific Plan area. The master plan shall identify the approximate size and location of new drainage facilities and upgrades to existing drainage facilities necessary to serve proposed Specific Plan development. Areas not affected by the implementation of the drainage master plan can proceed on a case-by-case basis as determined by the Water Resources Division of the Public Works Agency. Drainage facilities could include, but would not be limited to:
 - a) The expansion or modification of existing storm drain facilities;
 - b) Establishment of subregional or regional detention basins; and/or
 - c) The preservation of natural drainage areas.

Individual development proposals within the Specific Plan area shall be required to implement all drainage improvements identified by the detailed drainage master plan as being necessary to accommodate the increased runoff of the development proposal and to provide an adequate level of flood protection to the development proposal, to the satisfaction of the Water Resources Division. Individual development proposals within the Specific Plan area may modify the proposed facilities shown in the master plan so long as the intent of the master plan is upheld, and subject to the approval of the Water Resources Division.

9. Prior to the approval of tentative maps, the issuance of building permits for new development or the approval of improvement plans, the Sacramento County Public Works Agency shall delineate the existing and ultimate 100-year floodplain for the Mather Field Specific Plan area. Areas determined to be outside of the 100-year floodplain may proceed on a case-by-case basis as determined by the Water Resources Division of the Public Works Agency. Limited improvements that would otherwise be permitted within the 100-year floodplain and would not create constraints to future floodplain management could also be permitted on a case-by-case basis as determined by the Water Resources Division of the Public Works Agency. No development shall occur within the delineated ultimate 100-year floodplain, unless it is consistent with the requirements and provisions of the Sacramento County Floodplain Management

Ordinance. The existing 100-year floodplain delineation for the entire Mather Field Specific Plan area will be submitted to FEMA for approval of a revision to the Flood Insurance Rate Map for Sacramento County.

10. Sacramento County shall ensure that the extent of the area of impact from a failure of Mather Dam is determined. Sacramento County shall also ensure that Mather Dam has been inspected for structural integrity and brought into compliance with all state dam safety regulations. Prior to the dam being brought into compliance with applicable state safety regulations, no projects (tentative maps, building permits, improvement plans or occupancy or use permit) that could be negatively impacted from dam failure, as determined by the Public Works Agency, may be permitted within the "area of impact from dam failure".
11. Comply with the County Land Grading and Erosion Control Ordinance.
12. Prior to the approval of improvement plans or the issuance of building permits for individual development proposals within the Specific Plan area, the final design of all proposed stormwater quality source and treatment control measures for the development proposal shall be approved by the County Water Resources Division, consistent with Volume 5 of the Draft City/County Drainage Manual.

Public Safety

13. Crime prevention measures recommended by the Sheriff Department's Crime Prevention Unit should be incorporated into the design of future developments within Mather Field to the maximum extent feasible.

Air Quality

14. The Mather Field Specific Plan area shall be included within a Transportation Management Association, and shall implement a comprehensive Transportation Systems Management (TSM) Program designed to reduce automobile dependence and improve air quality. The County, private property owners, and tenants of either the County or private property owners may meet this requirement by joining the existing Folsom/Cordova/El Dorado Hills Transportation Management Agency (TMA).
15. Individual construction projects shall implement the following dust control measures:
 - a) All exposed soil and on-site construction roads shall be watered as needed to control fugitive dust.
 - b) All stockpiled soils shall be enclosed, covered, or watered as needed to control fugitive dust.
 - c) All inactive portions of the construction site shall either be watered, reseeded, or otherwise stabilized using methods such as AQMD-approved soil binders or jute netting as needed to control fugitive dust.

Noise

16. Future plans for the realignment of Mather Boulevard (i.e., Douglas Road) around the single family housing area shall either:
- a) incorporate a minimum 132 foot residential setback (measured from the roadway centerline) from the residential yard areas; or
 - b) provide a noise barrier which achieves a noise level of 65 dB Ldn/CNEL or lower within the residential yard areas.

Biological Resources

17. Individual developments with the Specific Plan area shall implement the mitigation strategies of any area-wide mitigation plans prepared by Sacramento County to avoid or reduce impacts upon wetlands and special status species to a less than significant level.
18. Prior to preparation of the comprehensive mitigation plan for biological resources, individual development proposals within the Specific Plan area (i.e., tentative maps, improvement plans, building permits) shall not be approved unless such proposals submit the following information:
- a) A wetland delineation of the proposed development area prepared by a qualified biologist, or written verification from a qualified biologist that the development area does not contain wetlands.
 - b) A special status species survey of the proposed development area prepared by a qualified biologist, or written verification from a qualified biologist that the development area does not contain special status species occurrences/habitat.
 - c) A mitigation plan which describes the measures that will be implemented to avoid or reduce any project development impacts upon wetlands and special status species habitat to a less than significant level.
19. Individual development projects within the Specific Plan shall obtain all necessary U.S. Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary Streambed Alteration Agreements from the California Department of Fish and Game pursuant to Section 1601-1603 of the California Fish and Game Code.
20. Existing on-site trees shall be protected and preserved to the maximum extent feasible. Consistent with General Plan policies, the removal of any oak or other native tree (excluding cottonwoods) necessary to accommodate future development of Specific Plan land uses shall be mitigated by planting replacement trees (in-kind species on an inch-for-inch basis) within the Specific Plan area.

21. No tree which supports an existing large stick nest and no dead standing tree (snag) with a cavity, shall be removed during the raptor breeding season (March 15 through August 31) unless a qualified biologist has surveyed the tree snag during the breeding season and found no evidence of raptor nesting activity. If the survey identifies an active raptor nest, the tree snag and nest shall be avoided while the nest is occupied with adults and/or young. Avoidance shall include establishment of a 300-foot diameter non-disturbance buffer zone around the nest site.

Cultural Resources

22. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at 440-7914. At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project applicant shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Hazardous Substances

23. If the potential for previously unidentified contamination is suspected at proposed development sites, or if unidentified contamination is encountered as an unforeseen condition, sampling shall be conducted by qualified personnel, in accordance with all applicable regulations to determine the constituent levels and the extent of the contamination. If contamination is identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable regulatory agencies. If remediation is deemed infeasible, construction shall be conducted by trained personnel utilizing proper personal protective equipment and practices and procedures to mitigate any health hazards.
24. If asbestos fibers are suspected or identified in soils, buried asbestos-cement pipe, or existing building materials at proposed development sites, then additional sampling shall be performed prior to any construction activities to identify asbestos-containing materials that may be contained in building materials or obscured behind walls, above ceilings, and beneath floors. Any necessary asbestos abatement procedures or demolition activities affecting asbestos-containing material shall be performed by a licensed asbestos abatement contractor with properly trained personnel in accordance with all federal state and local regulations.

25. If lead concentrations above levels at which abatement is recommended are suspected or identified in existing soil or structures at proposed development sites, additional testing shall be performed as necessary to identify lead concentrations. Any necessary lead abatement procedures shall be performed with properly trained personnel in accordance with all applicable federal, state and local regulations.
26. For property to be leased, transferred, or conveyed to the County by the Air Force, the County of Sacramento shall require that future development at Mather Field comply with any limitations or restrictions pertaining to hazardous substance remediation identified in any lease, transfer, or conveyance agreement. These agreements are currently under negotiation with the EPA, the California EPA, the U.S. Air Force, and the County.
27. Individual site plans for each development within Mather Field shall be coordinated with locations of groundwater extraction wells, air stripping towers, and other groundwater treatment facilities.
28. All contractors shall coordinate with the County, the U.S. Air Force, the U.S. EPA, the California EPA, and other involved agencies, as appropriate, to assure that construction activities do not interfere with any adjacent and/or on-site remediation activities or unduly delay either project development or site remediation.

Electrical Facilities

29. All electrical installation and removals will be done in accordance with SMUD's rules and regulations. The applicant or other responsible parties should address and resolve project related electrical facility issues through close coordination with SMUD in project planning and development. Coordination with SMUD should occur and any required agreements should be established prior to issuance of necessary permits or approvals for the project.

603-20. SECTIONS. Section 603-20.1 through 603-20.13 regulate the property described in Section 603-11 and are attached hereto and by this reference incorporated herein to this Article.

- 603-20.1 Mather Field Specific Plan Project Area
- 603-20.2 Land Use Districts and Subareas
- 603-20.3 The Main Base District
- 603-20.4 The Campus District
- 603-20.5 The Mather Airport District
- 603-20.6 The Industrial District
- 603-20.7 The Recreation District
- 603-20.8 The Single Family Housing District
- 603-20.9 The Limited Commercial District

- 603-20.10 The Commercial Recreation District
- 603-20.11 Mather Field Specific Plan - Area of Design Review
- 603-20.12 Mather Field SPA - Design Guidelines
- 603-20.13 Mather Field SPA - Development Standards
- 603-20.14 Mather Field Road Improvement and Maintenance Standards

SECTION II. This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and, before the expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento.

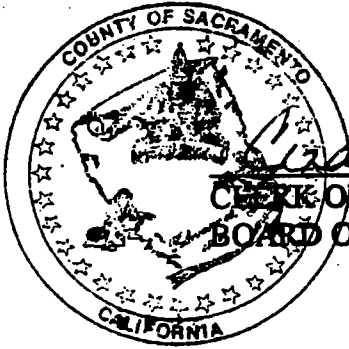
On a motion by Supervisor Nottoli, seconded by Supervisor Cox, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 11th day of June, 1997 by the following vote, to wit:

AYES: SUPERVISORS: Collin, Cox, Dickinson

NOES: SUPERVISORS: Johnson, Nottoli

ABSENT: SUPERVISORS: None

ABSTAIN: SUPERVISORS: None



Cindy A. Turner
CLERK OF THE
BOARD OF SUPERVISORS

FILED

JUN 11 1997

BOARD OF SUPERVISORS
BY Cindy A. Turner
CLERK OF THE BOARD

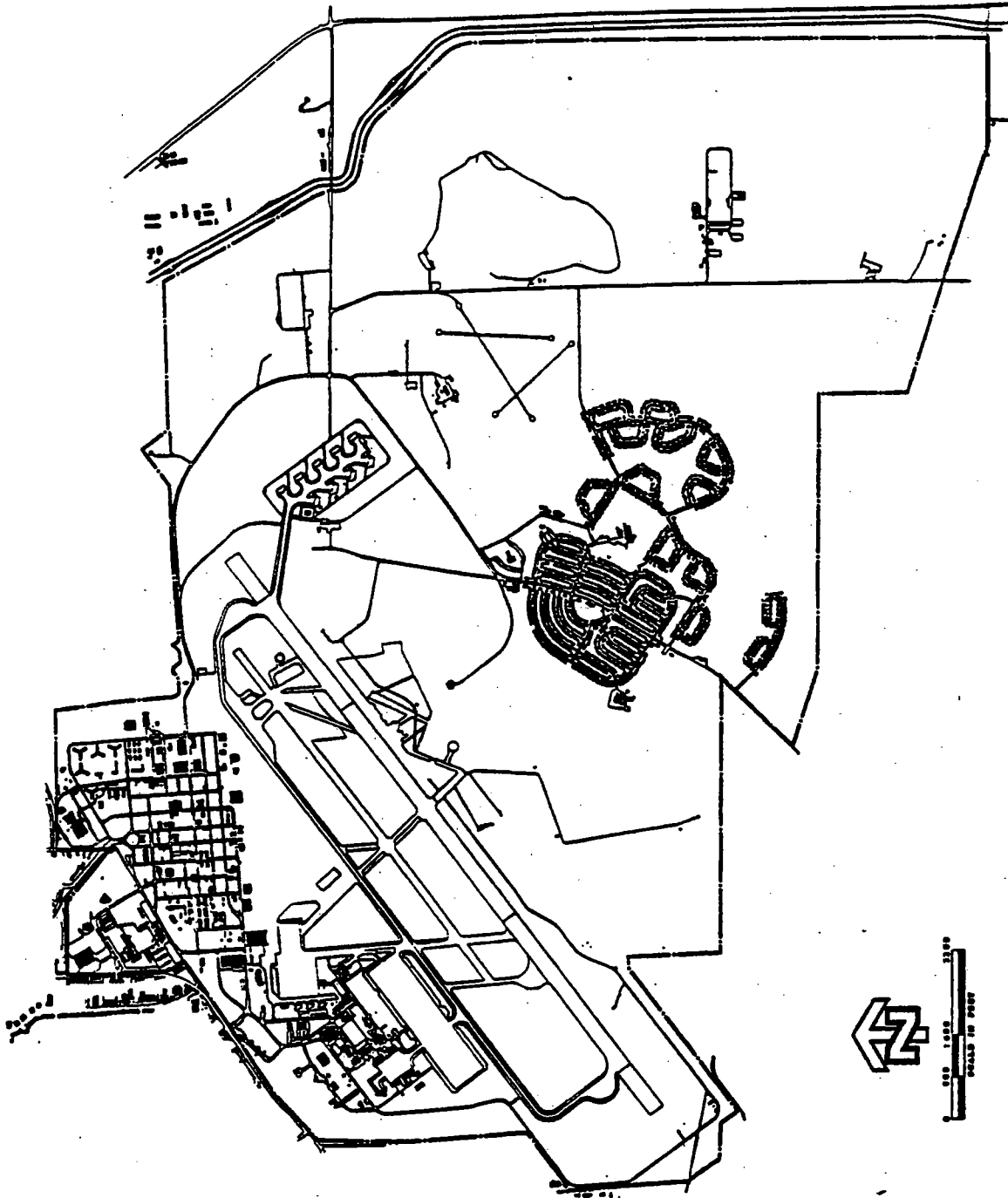
Don Nottoli
CHAIRMAN OF THE
BOARD OF SUPERVISORS

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento on

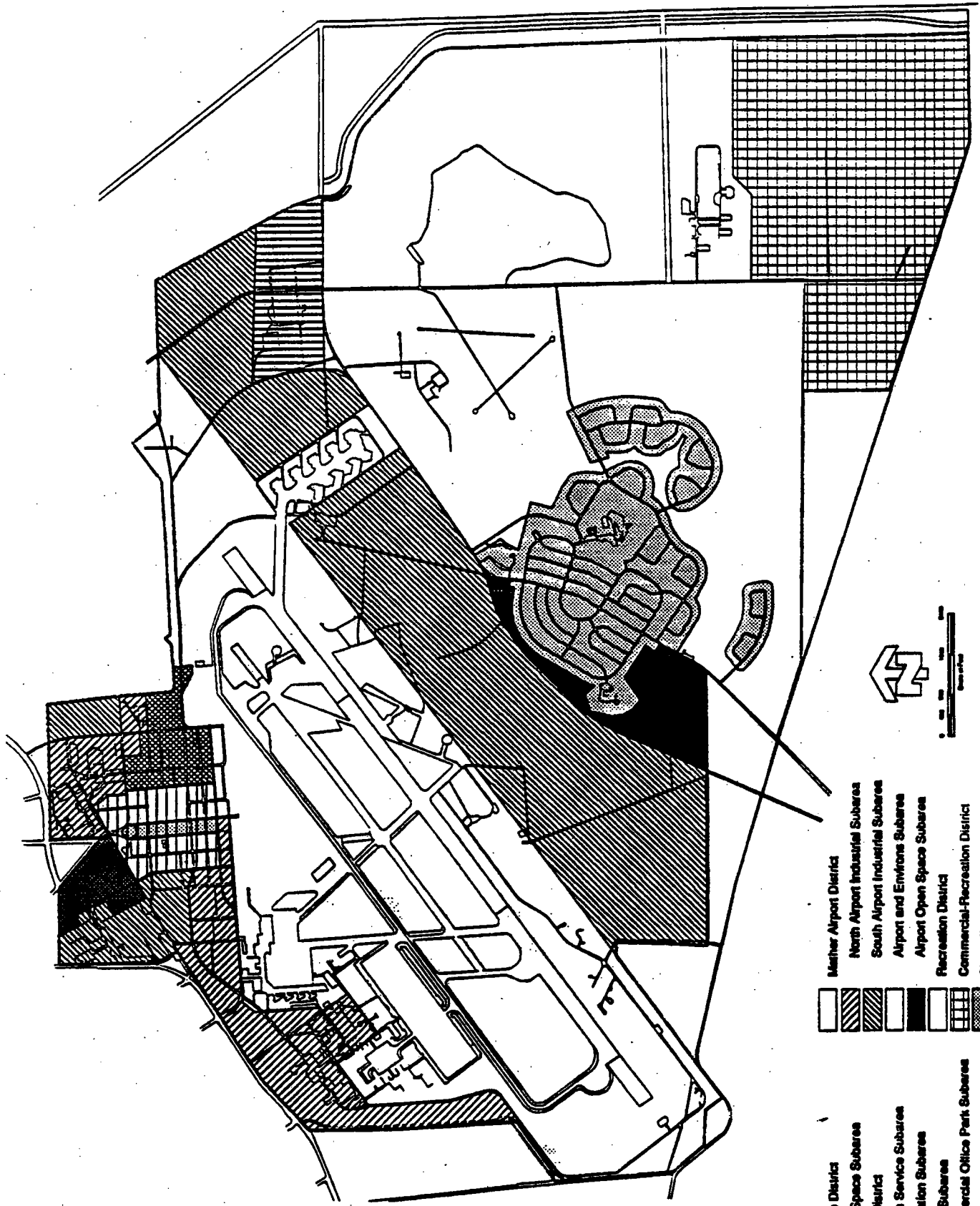
JUN 11 1997

By Alie Garbol
Deputy Clerk, Board of Supervisors

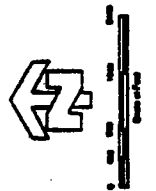
603-20.1
Site Boundaries






Mather Field Land Use Districts & Subareas

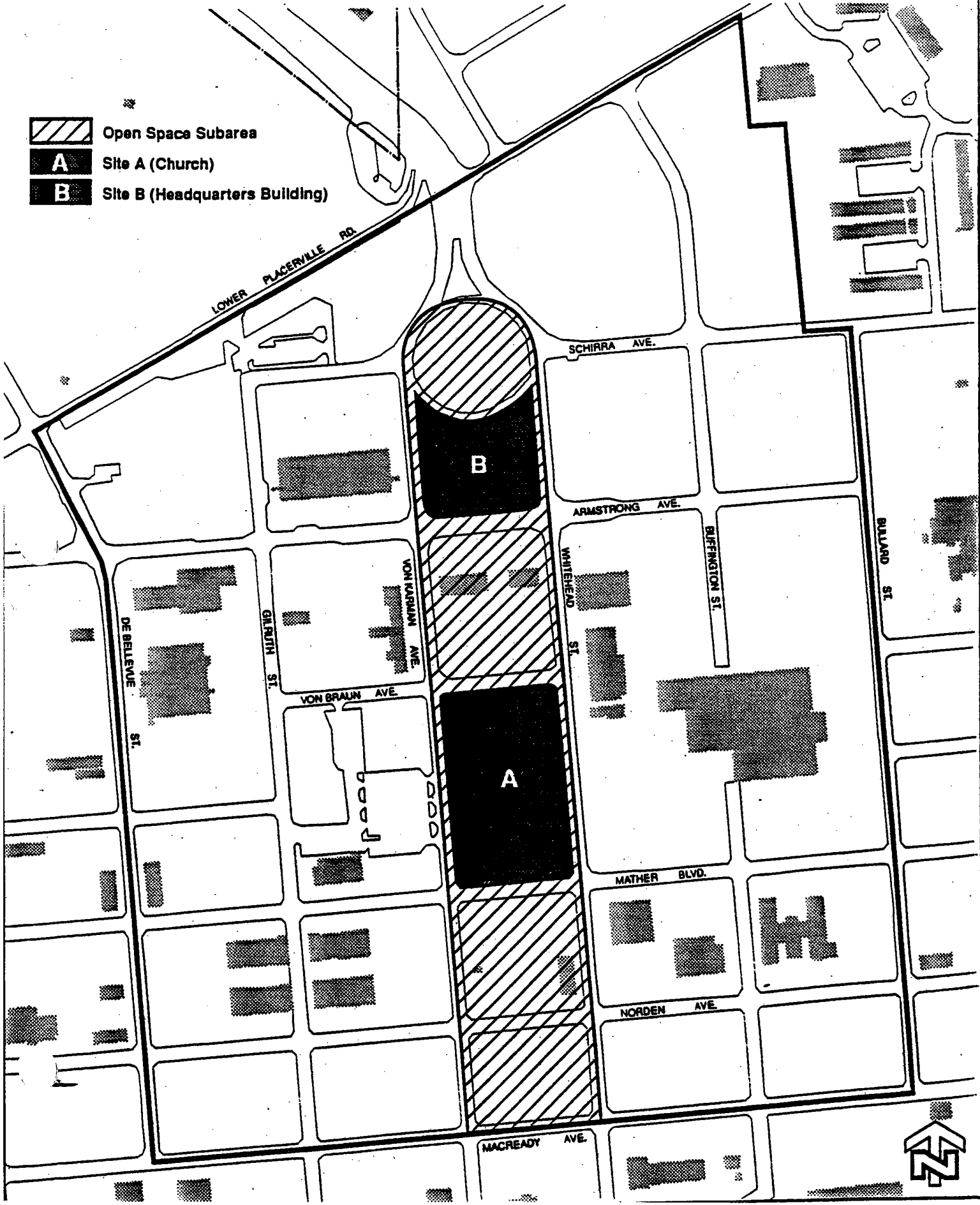


- | | | | |
|--|--------------------------------|--|----------------------------------|
| | Main Base District | | Mather Airport District |
| | Open Space Subarea | | North Airport Industrial Subarea |
| | Campus District | | South Airport Industrial Subarea |
| | Human Service Subarea | | Airport and Environs Subarea |
| | Recreation Subarea | | Airport Open Space Subarea |
| | Office Subarea | | Recreation District |
| | Commercial Office Park Subarea | | Commercial-Recreation District |
| | Limited Commercial District | | Single-Family Housing District |
| | Industrial District | | |

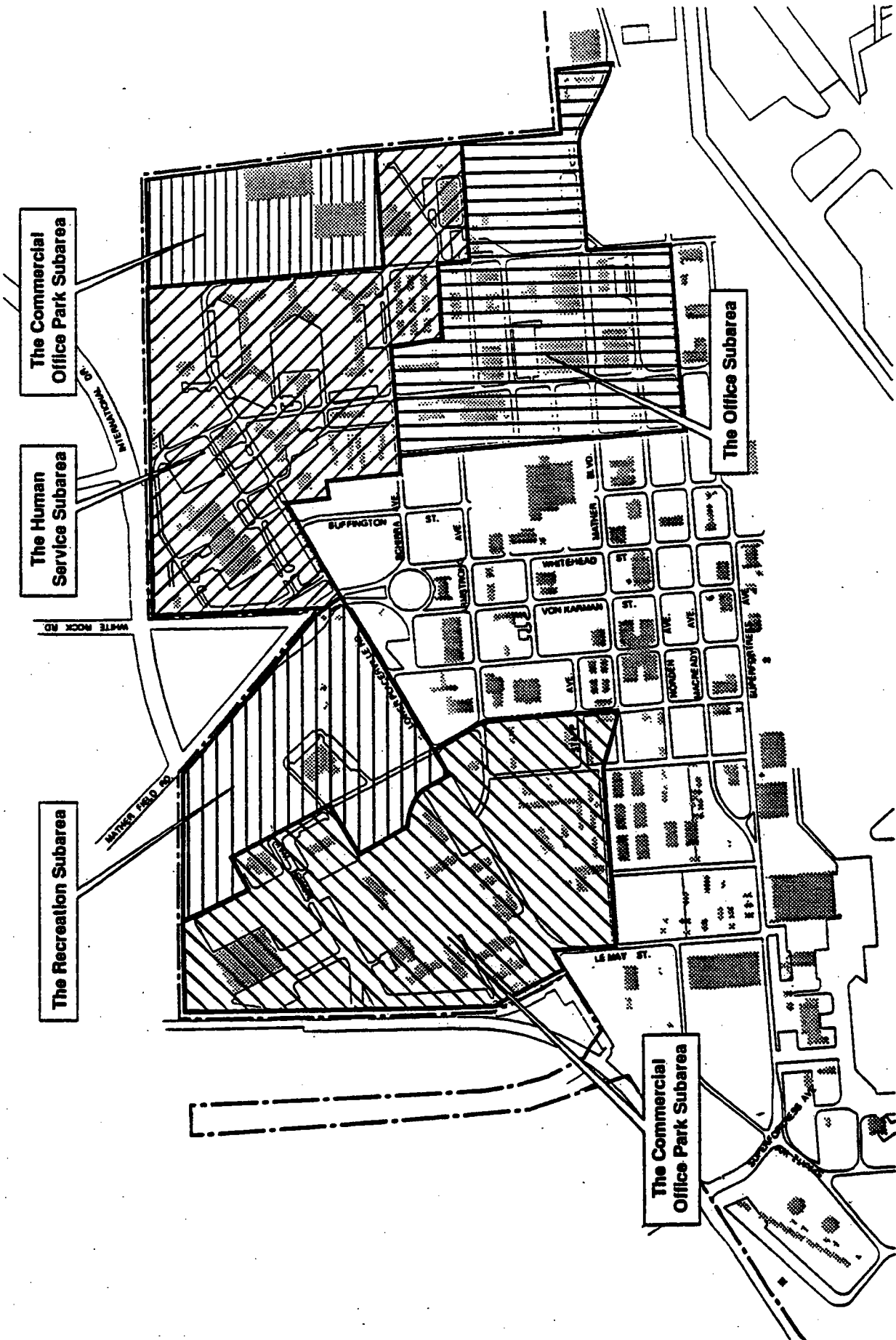


The Main Base District

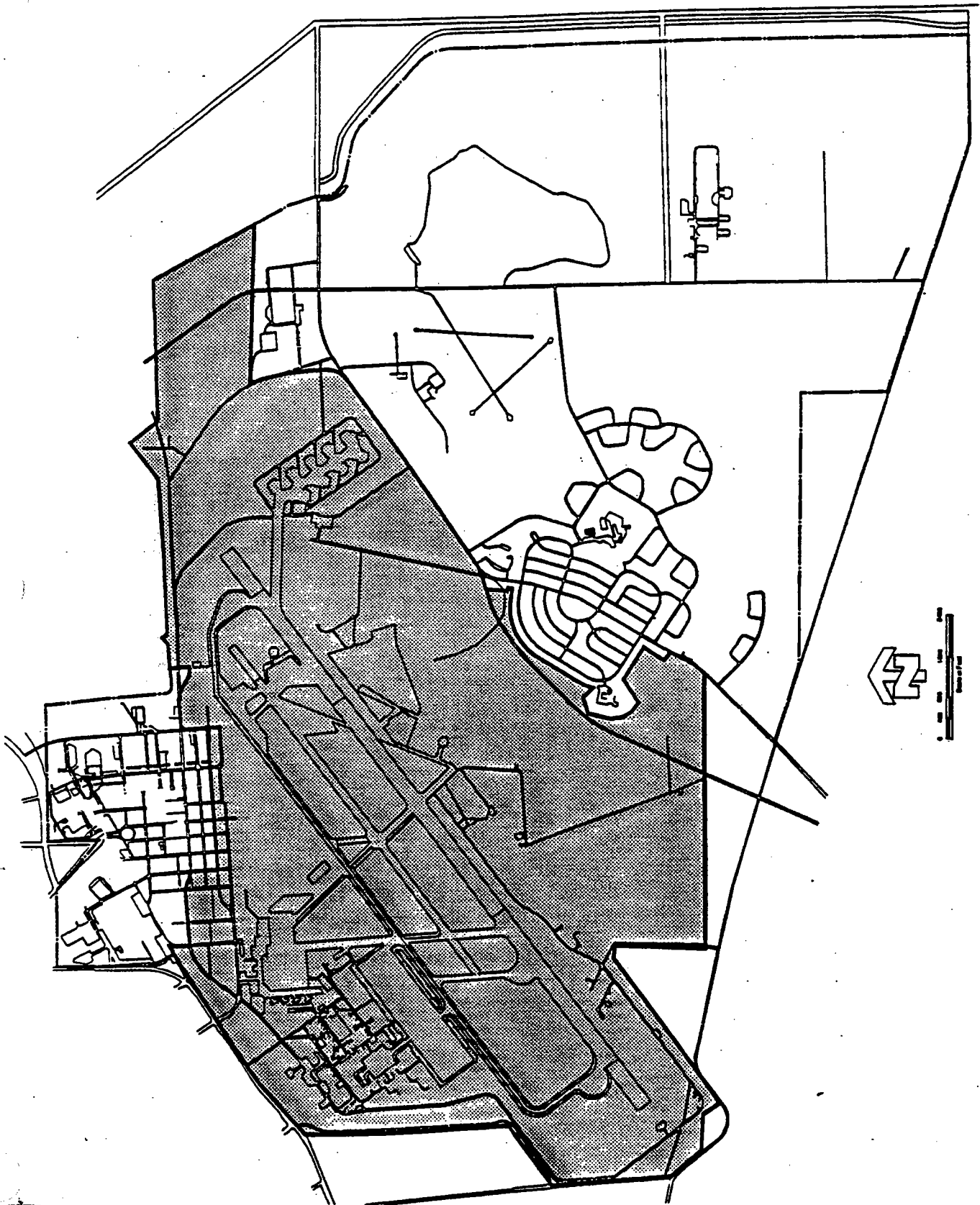
-  Open Space Subarea
-  Site A (Church)
-  Site B (Headquarters Building)



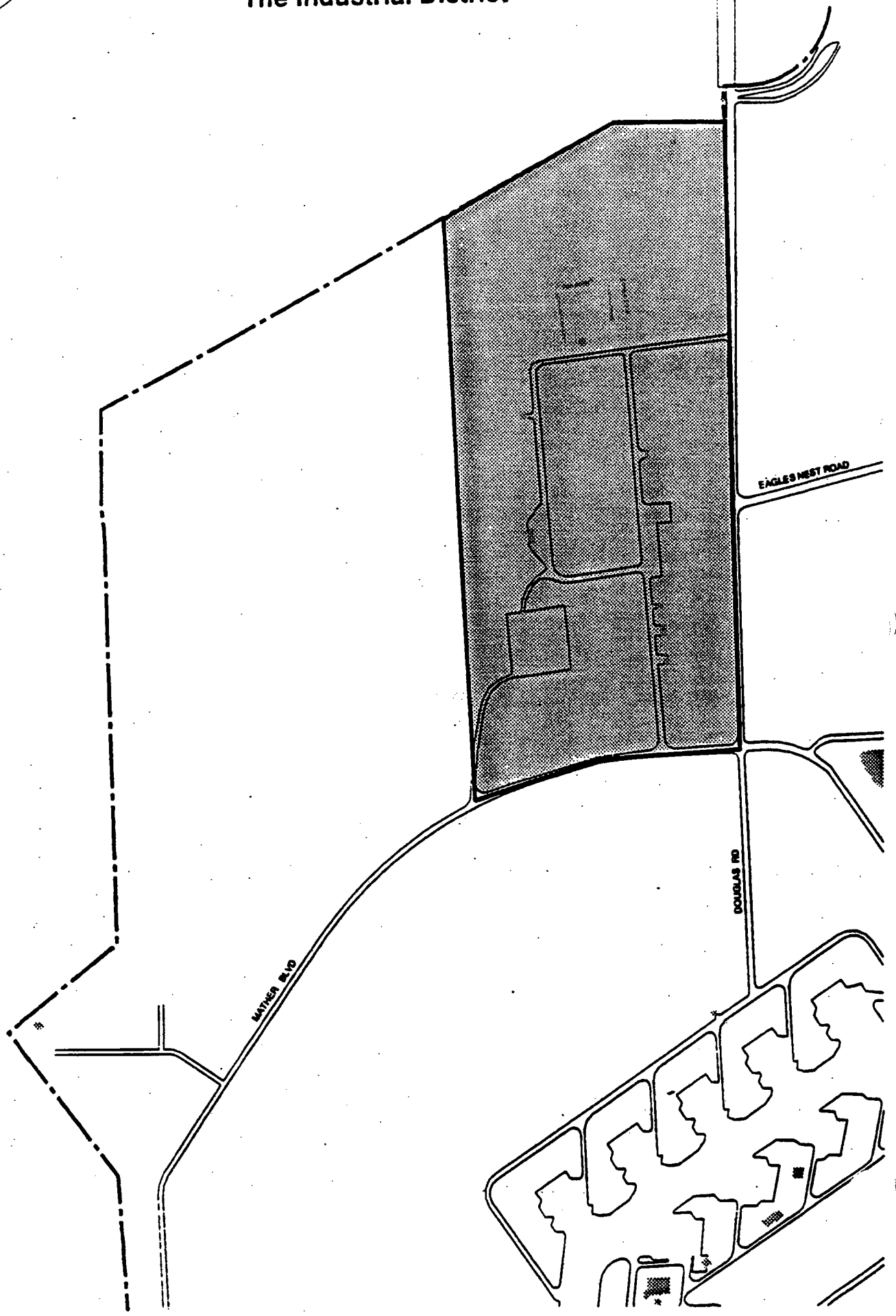
The Campus District



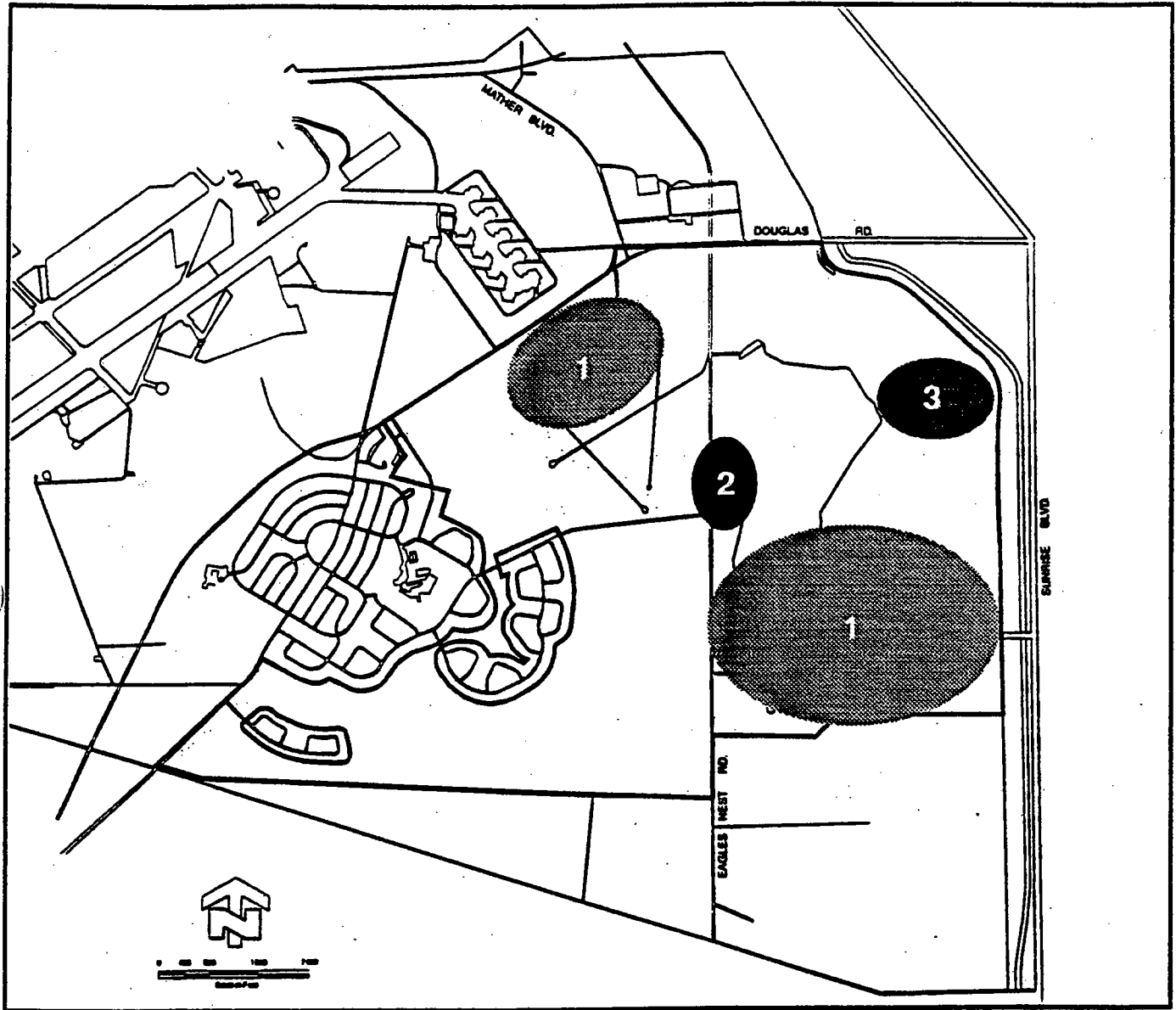
The Mather Airport District







The Industrial District

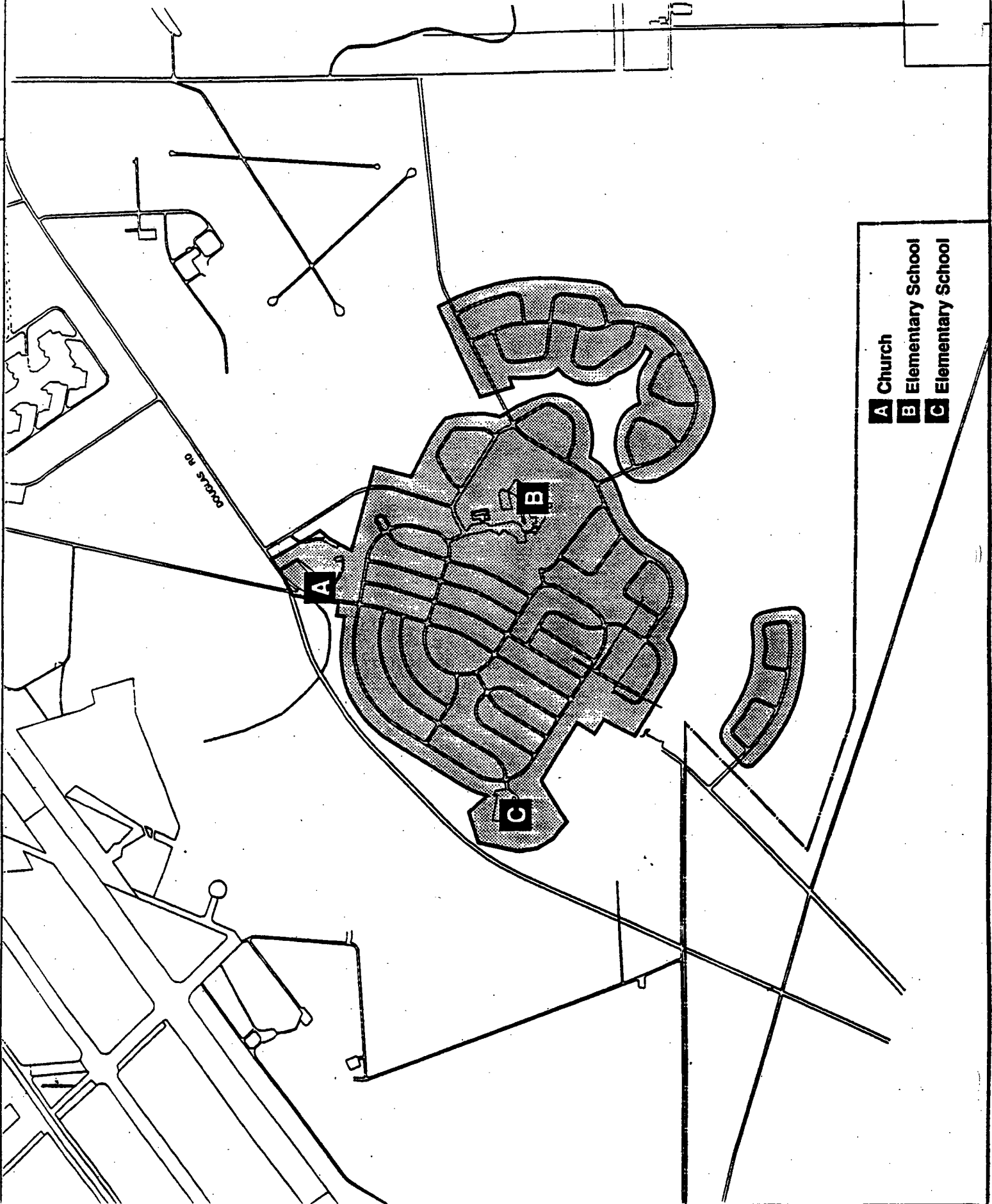


The Recreation District

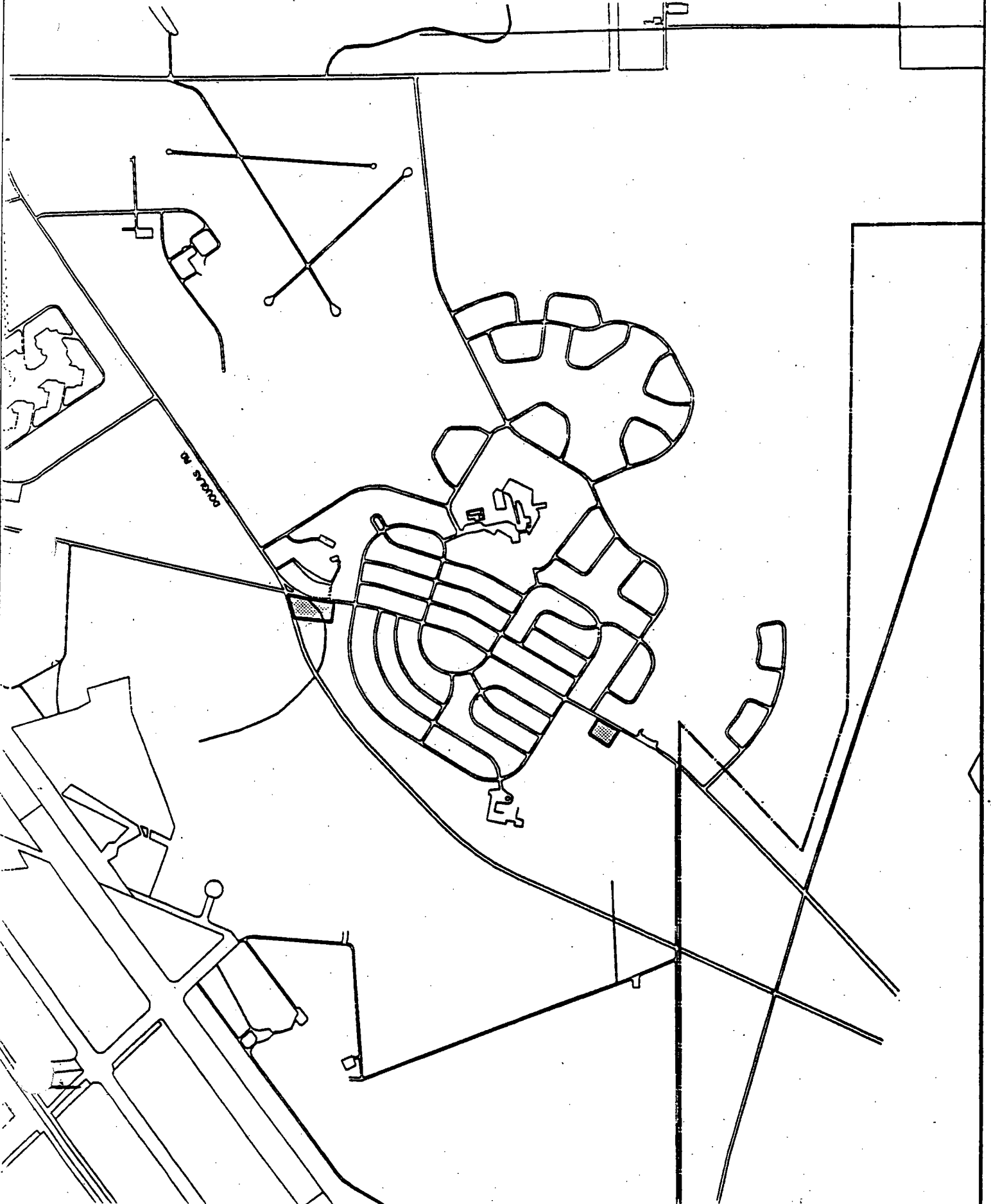


-  Commercial-Recreation Subarea
-  Office Subarea
-  Conference Center Subarea
-  Open Space & Active Use Subarea

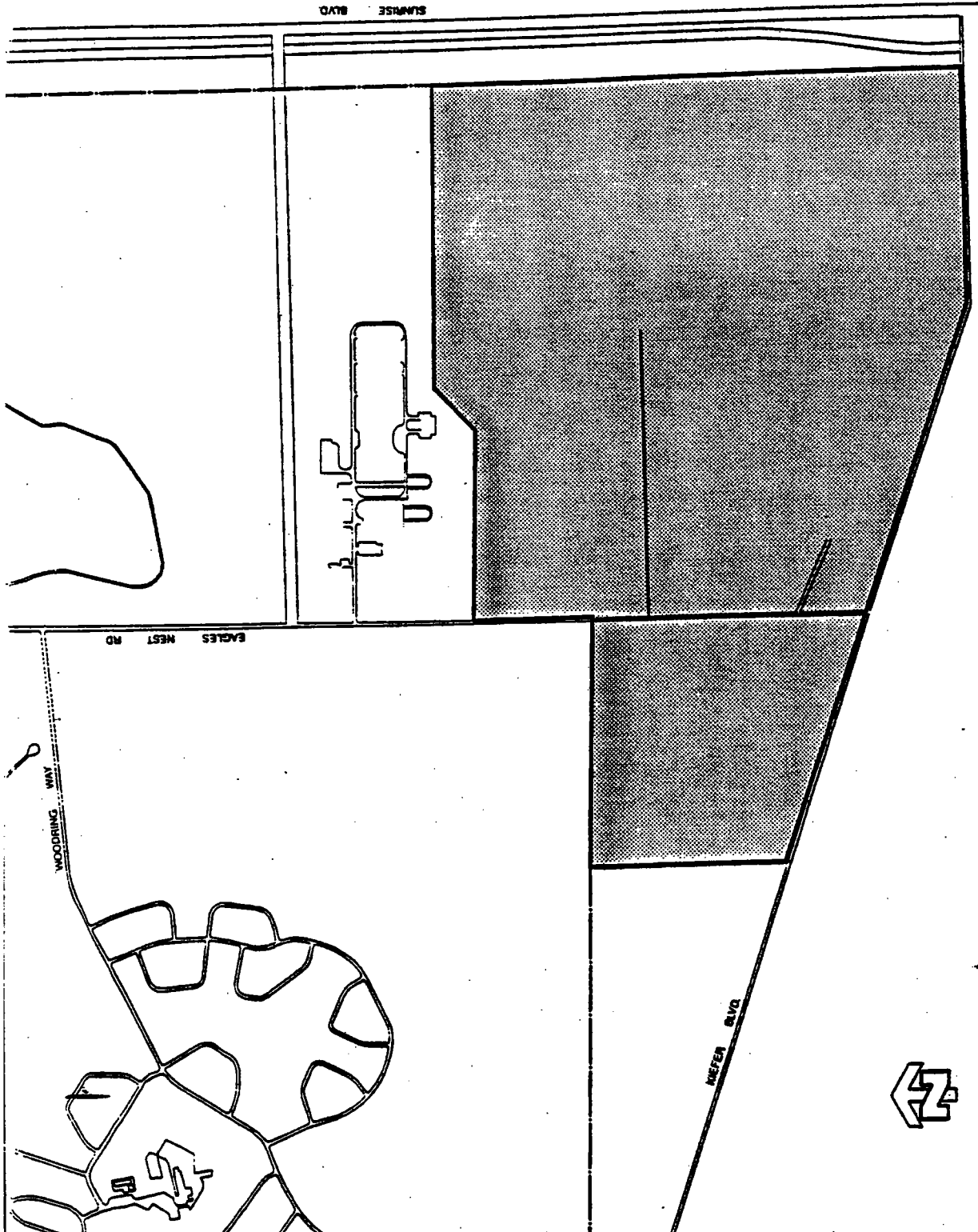
The Single Family Housing District



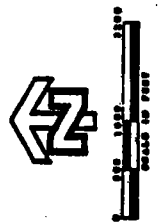
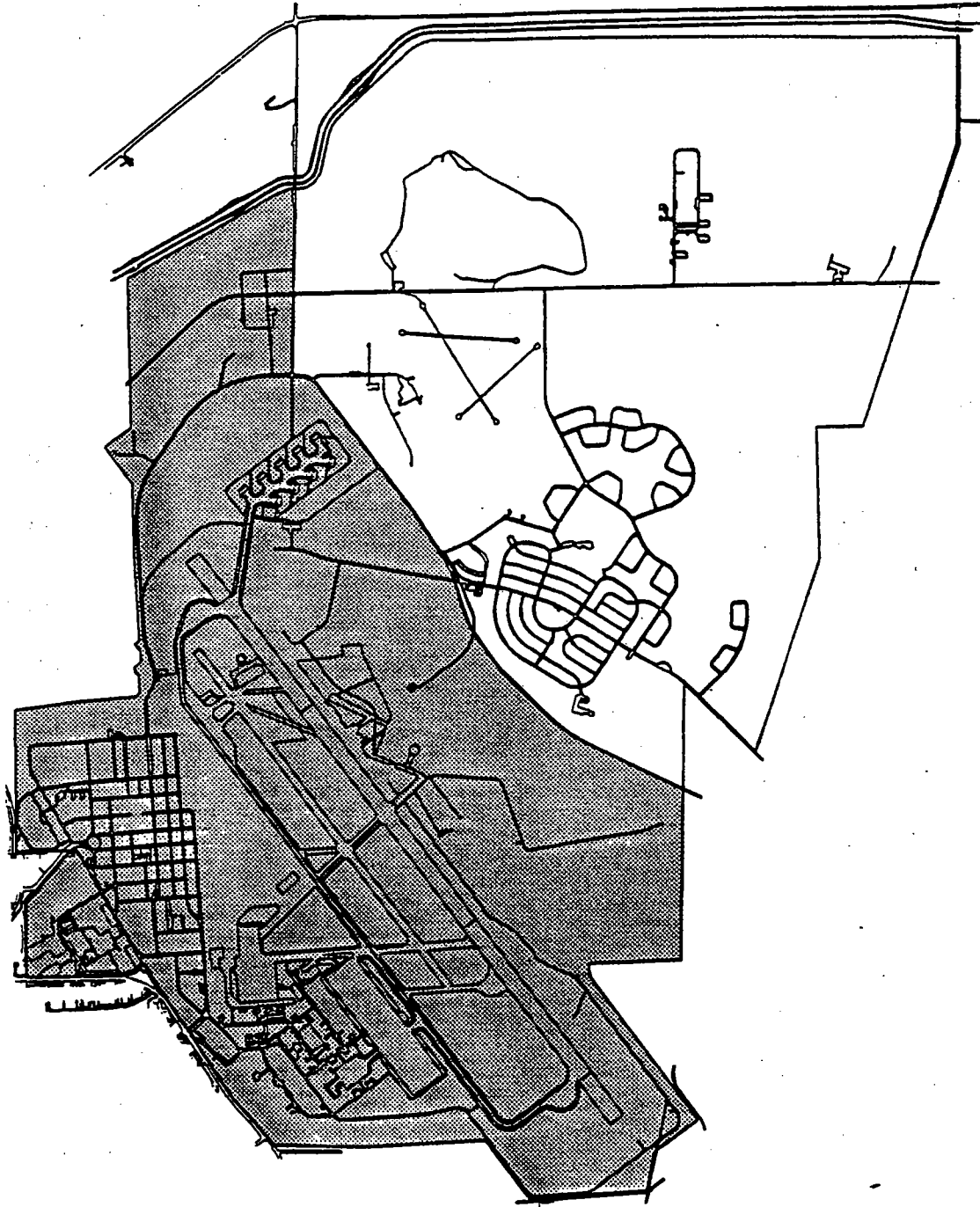
Limited Commercial District



The Commercial Recreation District



603-20.11
Design Review Area



SECTION 603-20.12

Mather Field SPA Design Guidelines

Design Guidelines

Introduction

For more than 70 years, the 5,700 acres within Mather Field have been set aside under single federal ownership, operating relatively independently of the surrounding community. As Mather sheds its military trappings, the challenge will be to reintegrate the facility within the community and create a new civilian identity for Mather Field. The purpose of these guidelines is to create a framework for existing and new development that will help to:

- Create an attractive setting that can assist in marketing new uses and activities.
- Establish an identity that is clear and coherent but, at the same time, can be adaptable to changes as development occurs over time.
- Provide a framework for development that is unified and coordinated in appearance, but which allows for a diversity of uses and users, as well as different districts.
- Strengthen linkages to the surrounding community and the larger landscape, and enhance the sense of place.

Overview

The Mather Field design guidelines are intended to address those elements that most directly affect the character of the place as it transitions from military to civilian use over an extended period of time. In general, the approach that is reflected in these guidelines recognizes

the relatively limited role of buildings to shape the environment, considering that some may or may not be reused and many others will be built. Guidelines are set forth for color, materials, and wall and window treatment, recognizing that in some areas, such as the Main Base, buildings will have a more significant impact on the image of Mather. In other areas, however, the approach taken toward buildings does not focus on the design of buildings to carry forth a new image and identity for Mather Field. Rather, the greater emphasis is placed on the landscape to transform and provide structure to the environment. New landscaped roads and open spaces will provide shade and amenity to the environment, create stronger and more attractive entries, weave the developed areas into a broader pattern with the surrounding grasslands, and link the larger Mather Field with the Rancho Cordova community.

More specifically, the general guidelines for Mather Field as a whole are intended to address the following:

Landscape Framework. Landscaping of streets and open space will be used to provide amenity, organize the site, and unify disparate uses and activities. Along streets, trees will be planted along the curb in a parkway strip, with large deciduous trees placed 24 to 40 feet on center. On individual parcels, all areas not covered by structures or used for parking and circulation should be planted with trees, shrubs, turf (in special areas) and/or groundcovers. All landscape areas should be provided with a complete automatic irrigation system to establish new planting and, as a guideline, a minimum 24-inch box size is recommended for all new trees. In areas where mature trees are established, 15-gallon (minimum) trees may be planted.

The landscape focus of the base will be the entry open space in the Main Base Area, which will be designed as a shaded park with active playfields and community build-

such as stone, ceramic tile or bronze, are encouraged to give a human scale within the pedestrian realm. Extensive use of wood composites or thin weather-resistant skin over nondurable backing and other nondurable materials should be avoided. Awnings, belt courses, transom windows and/or moldings are encouraged to provide visual relief and to clearly articulate the building base from the upper level portions of the building. The use of mirrored and/or reflective glass and glass curtain walls is discouraged. Colors should be light and coordinated to achieve continuity of design. Fenestration of all buildings should employ a "punctured" wall treatment, with high quality window casings that are recessed from the building face to provide shade and detail. Service and loading areas should be designed as an integral part of the structures, and should not be oriented to any public right-of-way or open space amenity. All exterior garbage and refuse facilities and mechanical equipment should also be screened from public view in a manner that is compatible with the overall building design. Roof-mounted mechanical equipment should be concealed from view.

Signage. Like landscaping, signs are an important element contributing to the identity of Mather. All signage should be consistent in character and express a sense of hierarchy. In addition, all signs should be compatible in design, size, proportion, color and materials with the architecture they serve. Signs visible from the exterior of any building may be lighted, although no canned or backlit signs will be permitted, and no signs or any other contrivances may be devised or constructed so as to rotate, gyrate, blink, flash, or move in any fashion. Only one permanent sign should be permitted per parcel frontage. Ground signs should not exceed 4 feet in height above grade nor more than 56 square feet in area. If signs are placed upon landscaped berms, their maximum

height above the road should be no more than six feet. Signs placed on streetside berms should not be located within vehicular sight distance zones for intersections and entry drives. All signs attached to buildings should be surface mounted. Building address numbers should be displayed as close as possible to the main entrance lobby, and numerals should always face the street or pedestrian approach. No general or advertising signs will be allowed.

Fencing, Walls and Hedges. Although it is recognized that fencing will be required for security in some areas (in particular, surrounding the airfield), fencing should be discouraged to the extent feasible between parcels and kept as low as possible, generally no higher than six feet. Walls should also be kept as low as possible, no higher than six feet. Perimeter fencing, where necessary, should be planted with vines or concealed from view by plantings. Where a more open fencing is desired around the airfield, plastic-coated, chain link fencing of dark colors should be encouraged. Fencing is discouraged altogether in the Main Base.

Lighting. All exterior lighting should comply with the requirements of the FAA. It should be shielded and confined within site boundaries, and no direct rays or glare are permitted to shine onto public streets or adjacent lots. Security lighting should be restricted to service areas and may not be substituted for parking lot or pedestrian circulation lighting. High-pressure sodium vapor lighting should be used for the best representation of natural colors.

Parking Areas. Parking areas should be well landscaped to moderate the effects of the climate. Tree planting should be planned to achieve 50 percent coverage in 15 years. A minimum of three-inch caliper trees should be planted. The use of drought-tolerant and disease-resistant native plant materials is encouraged. Planting areas should be pro-

tected from cars by incorporating a six-inch raised curb around the planting area. Driveways should be limited to generally no more than two per parking area, and curb cuts should be minimized in length so as not to interrupt the continuity of street tree landscaping. Pedestrian-scale lighting should be utilized in parking areas. Light standards should be 16 to 18 feet in height.

Design Districts

For purposes of developing more specific design guidelines, Mather Field has been divided into four basic districts. As identified in Figure 10, these include:

- The Main Base Area, which constitutes the urbanized core of Mather Field;

- The Campus Area, which surrounds the Main Base;
- The North Airport Industrial Area, which includes the cluster of airport-oriented uses served from Routier Road and Old Placerville Road; and
- The South Airport Area, which encompasses the undeveloped airport-oriented area to the north of Douglas Road.

These areas are defined by similar characteristics: use, location, relationships and access. These guidelines specifically exclude the commercial recreational area, the residential neighborhood, golf course, open spaces, and the airport itself.

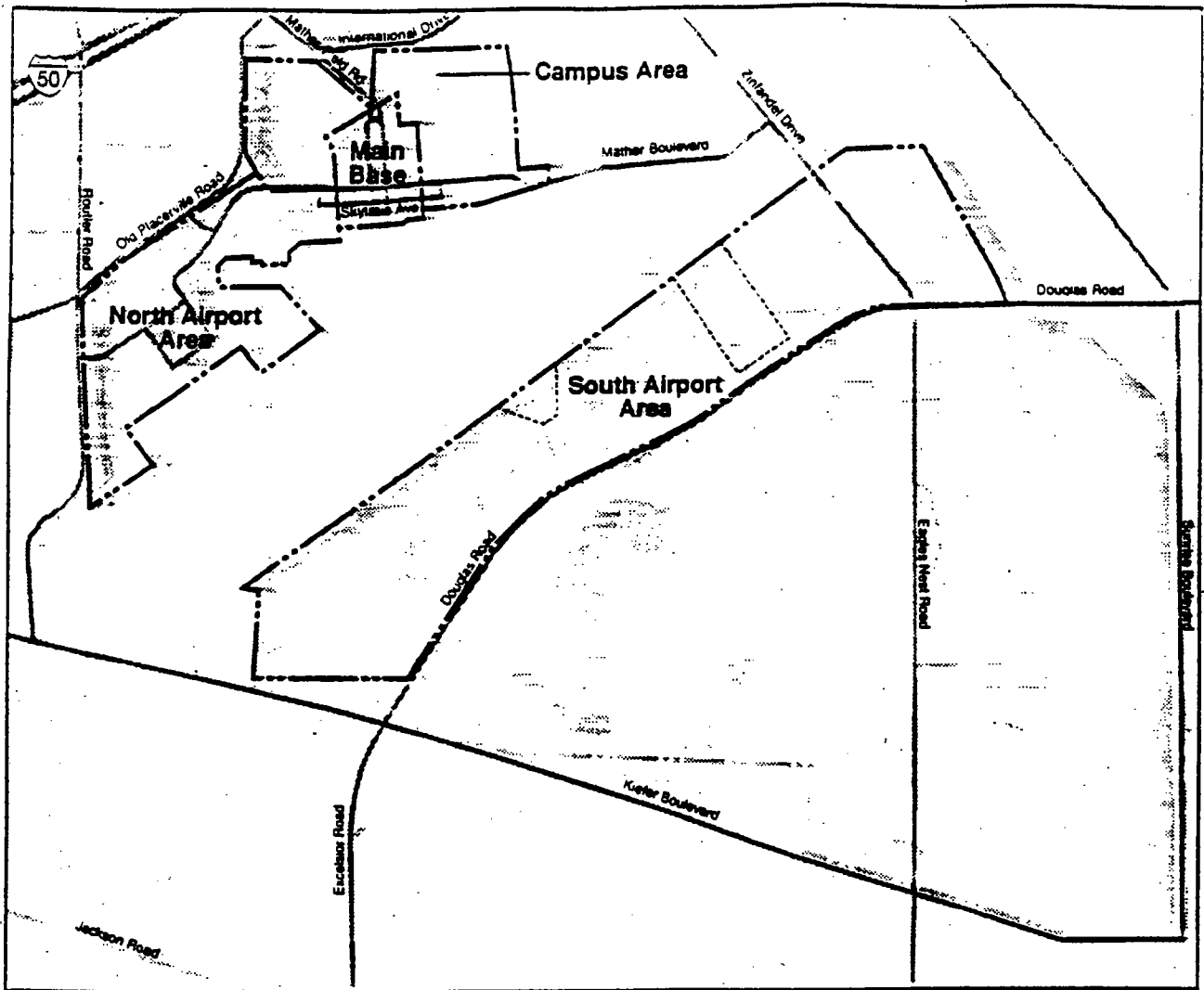


Figure 10
Design Districts

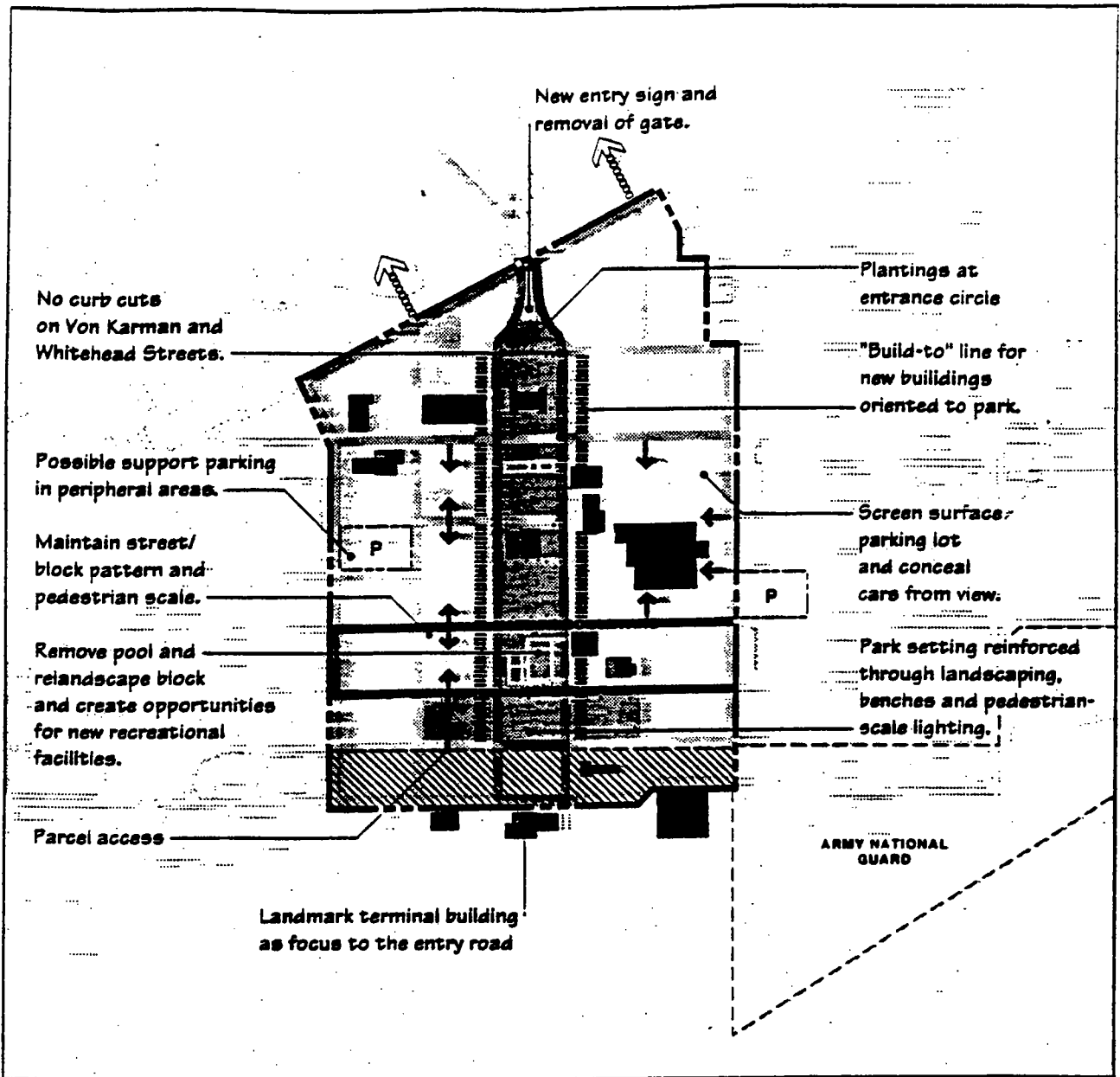
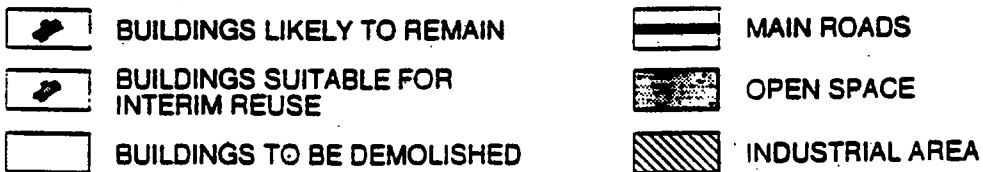
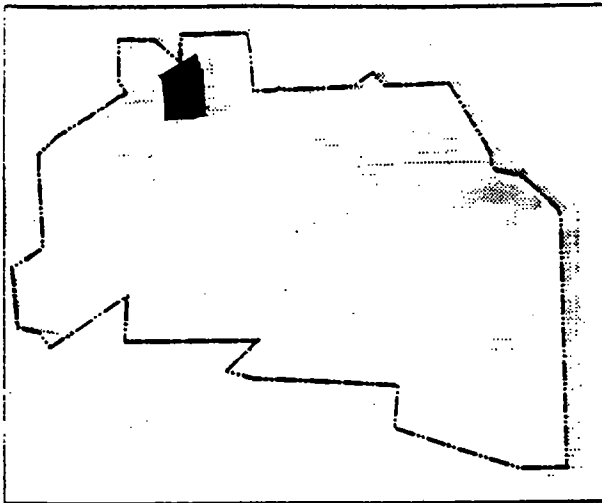


Figure 11

Design Framework – Main Base



The Main Base



Overall District Role and Character

The Main Base represents the core of the Mather complex. It is situated at the heart of the most developed area and at the gateway to the airfield and adjacent support areas. With direct access from the freeway off Mather Field Road, this portion of the property is more immediately visible and accessible, both within the region and to the adjacent Rancho Cordova community.

The Main Base is the most compact area, and is characterized by a relatively small-scale grid of streets and blocks that creates a village-like environment. It is anticipated that it will be maintained as the major activity center of Mather Field, and will be developed as a center of business, culture, recreation and shopping that will support the planned aviation uses and, at the same time, complement the adjacent community. A number of buildings have been identified as likely to remain or as suitable for interim and future reuse. Currently, the green between

Whitehead and Von Karman creates a strong entry feature to Mather Field.

The following topics address design issues and set forth guidelines that are intended to build upon the role of the Main Base as the gateway and activity center of the Mather Field complex:

Entry Open Space

- The existing landscaped green between Von Karman and Whitehead Streets should be reinforced and improved as public open space by development along the edge; by landscape improvements at the entry and along the green; by recreational improvements and pedestrian amenities within; and by the placement of the airport terminal at the southerly end (see Figure 11). The gateway open space is envisioned as a landscaped amenity and feature that helps to organize and orient the surrounding Main Base uses, and it can be used as a public gathering space for the development. It should also create opportunities for recreation, social gathering and civic/cultural activities.

The entry circle should be planted in a manner that reinforces the circular form, incorporating a landmark or vertical element to provide a sense of focus and arrival and a welcoming feature at the primary gateway into Mather Field. The current vehicular access to the Administration Building should be closed and pedestrian access from the street emphasized. An evergreen frame of shade trees should be considered, along with more vertical deciduous trees within the center of the circle for both contrast and diversity.

- Continuous street tree planting should be provided on both sides of the entry streets (Von Karman and

Whitehead) within a parkway strip, with trees planted on average 24 to 40 feet on center, and of a consistent species in a memorable pattern for both shade and color. Recommended species are noted in Figure 12.

- Landscape material, including grasses, should be drought tolerant. Turf is allowed under special circumstances, namely within the central green and parkway strips.
- Corner radii should be limited to the extent feasible, to encourage pedestrian movement and to reduce the perceived scale of streets. Curb radii should match to create a well-balanced intersection.
- The military gates should be removed and the entry island landscaped with special plantings that mark the entry to Mather Field. Signage for orientation and direction should be located within the island to provide an overview of facilities and their general location within the development.
- Buildings within the landscaped linear green will be limited, and they should have a strong civic presence and public orientation. Entries should be oriented to the green, and the green should be designed to receive "spillover" activities from the buildings that take advantage of the open space setting and the opportunity for special events and festivities. No new buildings will be allowed within the green.
- Each of the blocks should include a continuity of landscape materials and elements, but individuality within each block should also be encouraged.



New uses will be organized around the central open space in the Main Base.

- Within the Main Base, and specifically along Von Karman and Whitehead Streets, buildings should orient to the open space. Curb cuts to adjacent parcels should be limited to the minimum necessary in order to provide for a continuity of landscape and pedestrian treatment. Although the open space will be crossed by streets, the cross sections of these streets should be minimized, and their treatment should be park-like in character.
- Visual continuity from the north to the south should be emphasized, and views and visual access should be enhanced to the industrial park, the airport, and the planned airport terminal building.
- The airport terminal building should be of the highest design quality, and should be designed to become the landmark signaling the edge of the airport and the end of the entry access corridor and landscaped green.

Parcelization and Parking

- The fine-grained fabric of the Main Base is one of its most appealing qualities, and should be maintained through parcelization patterns that enhance the sense of a pedestrian-oriented village. More specifically, the existing block dimensions should be retained; aggregation of parcels into superblocks beyond the existing block pattern should be discouraged.
- Parking within the Main Base should be provided in such a fashion that it does not visually dominate the parcels and the blocks, and thus diminish the pedestrian orientation and village character of the area.
- Parking standards should generally comply with the County of Sacramento Zoning Code; however, the full off-street parking requirement need not be accommodated onsite. A portion of the required parking for the central core could be located within a remote parking lot(s) located on the periphery of the Main Base core (see the Main Base Design Framework Map). Opportunities for shared parking between parcels and uses should be encouraged.
- No new surface parking should be permitted within the central green, and existing parking areas should be relandscaped so they do not visually dominate what should become a park-like setting.
- Surface parking should be oriented away from streets and pedestrian areas, and screened from predominant view by buildings, landscaping and low walls. Parking areas should be distributed through the area rather than concentrated into large lots, if feasible. Parking areas should avoid fronting on Von



Buildings within the central core should be oriented to the street, with building entries opening directly onto the sidewalk.

Karman and Whitehead Streets, and access should be limited, to the extent possible, along Mather Boulevard and Norden Avenue.

- Parking areas should be shared between uses and located so as to minimize curb cuts. In general, curb cuts and driveways should meet County standards. Driveways should be a minimum of 50 feet from the

nearest intersection. No more than 150 parking spaces should be served from a single driveway or parking access point. Parking areas should have no more than two access points, and entryways should be minimized in width.

- On-street parking should be permitted where allowed by existing street rights-of-way.

Building Orientation

- Buildings within the central core should be oriented to the main streets—that is, Whitehead and Von Karman. Along these streets, buildings should be built to the property line, so that building entries open directly onto the sidewalk; curb cuts should be prohibited (if allowed by parcelization) to provide for a continuity of landscaping along these streets.
- Uninterrupted and untreated blank walls and surface parking areas should be discouraged along the open space frontage (Von Karman and Whitehead Streets). If a large user (e.g., office or large retailer) is established along this frontage, the building siting should orient storefronts and entries along Von Karman and Whitehead Streets. Frequent pedestrian entries should be encouraged along these streets. To the extent practical, such entries should be located within 50 feet of one another to avoid long expanses of inactive frontage.

Building Height, Bulk and Configuration

- Dramatic contrasts in building height and bulk should be avoided, and buildings should be kept relatively low in scale (no more than 40 feet in height).

- Buildings over two stories should incorporate step-backs to address building mass and bulk. Buildings should have a maximum streetwall height of 40 feet. Buildings above this height should be stepped back by approximately five feet for a minimum of 50 percent of the frontage and be accompanied by architectural expression (e.g., loggia, balcony, cornice, sloping roof, etc.).

Signage, Fencing, Walls and Hedges

- The Main Base Area should emphasize an open character, with a close relationship between buildings and the street. Fencing should be strongly discouraged between parcels. Rather, landscaped berms and short walls (no greater than 24 inches) should be encouraged to screen parking areas from the street.
- In the Main Base Area, signage should be oriented to the pedestrian in terms of size, location, lettering and lighting. Awnings and window signs are encouraged to provide variety along the street. Retail signs shall not be located above the ground floor building eave or first story plate line. All signs should meet the standards described on page 41.
- Freestanding signs should be limited to retail users.
- A system of directional and orientation signs should be established to provide direction to the FBO Terminal and other significant base destinations (i.e., cargo handling area, maintenance area, etc.). Directory signage should not use company names, such as "Federal Express," but rather "air cargo area." Specific business names and signage should be placed on buildings.

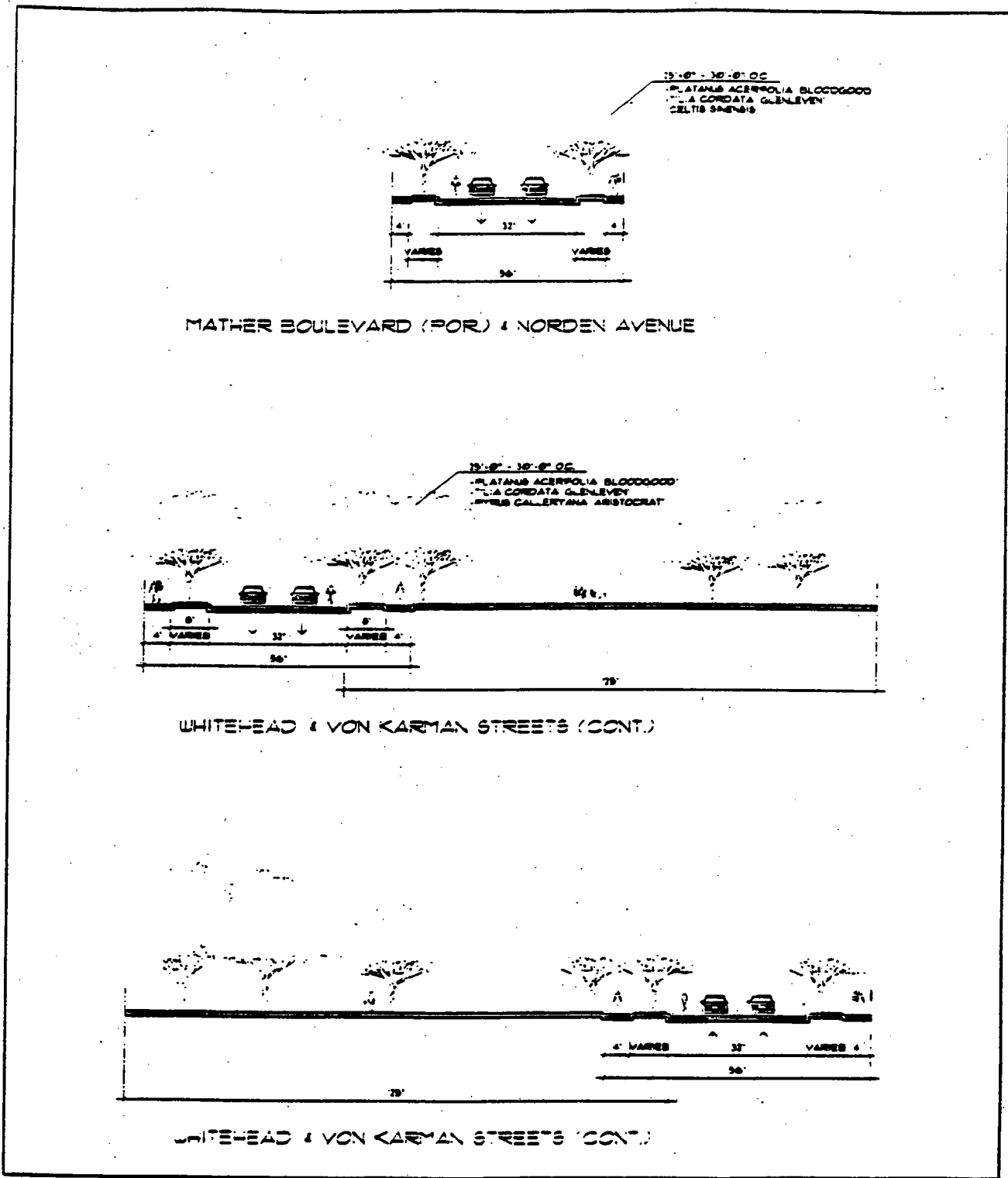


Figure 12
Cross Sections – Main Base Couplets

Streets

- Streets within the Main Base should be developed as gracious tree-lined corridors.
- To encourage bicycle movement, bike lanes are provided for throughout Mather Field on designated streets (see Circulation chapter). The typical street sections for Whitehead and Von Karman and Stratotanker and Skytrain Avenues are illustrated in Figure 12.
- Shade trees should be consistently planted throughout the Main Base streets at 24 to 40 feet on center within a minimum 6-foot planting strip on the curb side of the sidewalk. A double row of trees should be planted along the central green.
- Large shade trees (e.g., native sycamore, London Plane trees, maples, hackberry) should be used to provide amenity and protection from the elements.
- Curb cuts should be limited to one per frontage for standard blocks, and two per frontage for larger blocks.
- Light standards that are pedestrian in scale (no greater than 16 to 18 feet in height) and compatible in design with the character of the area are encouraged. New light standards will be included as part of the street and landscape improvements implemented as part of the EDA grant on the Main Base couplets. New light standards on the remaining streets should also use these standards for consistency within the district.
- Suitable longitudinal root barriers should be installed in conjunction with new tree planting adjacent to curbs and sidewalks.

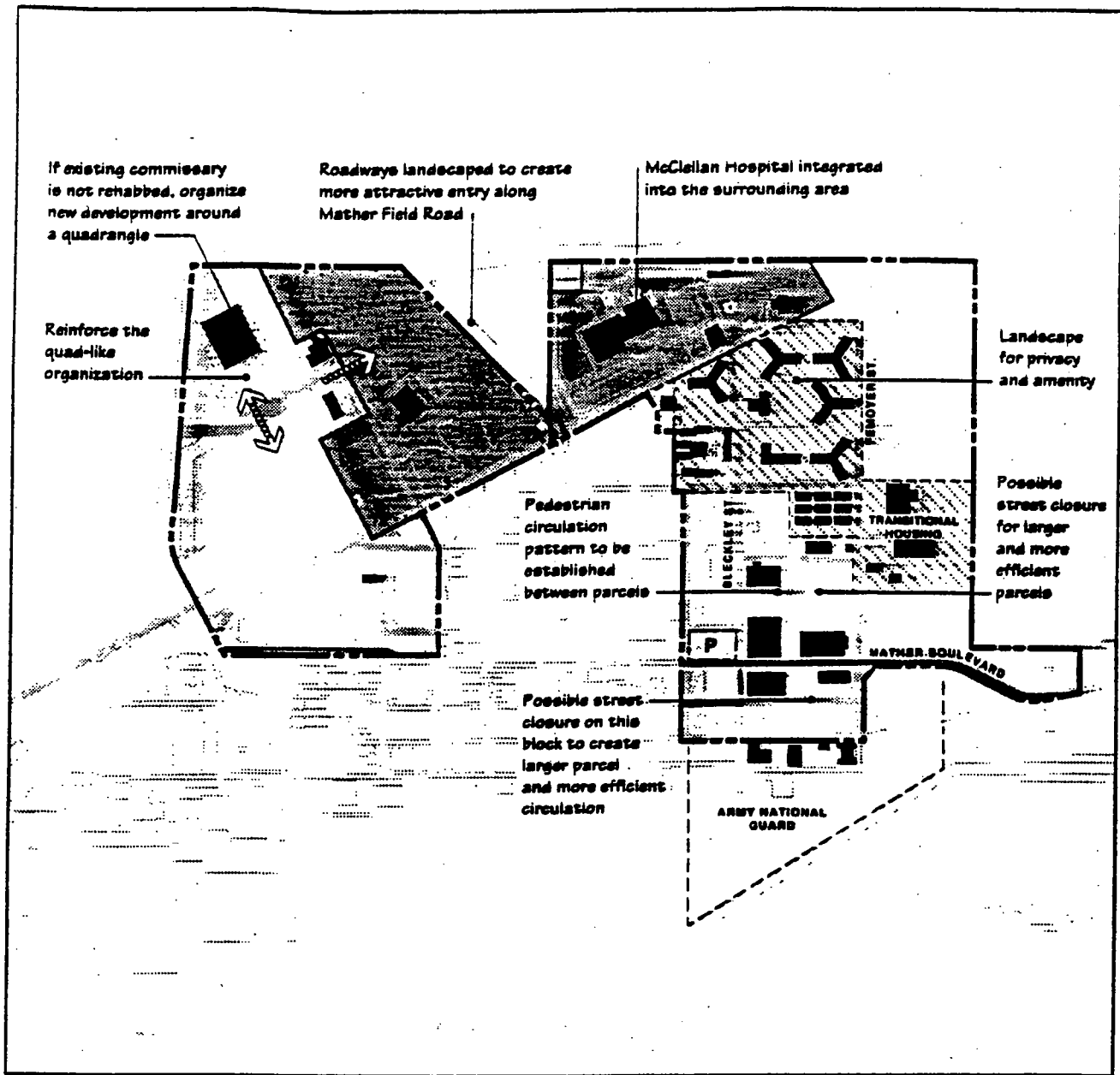





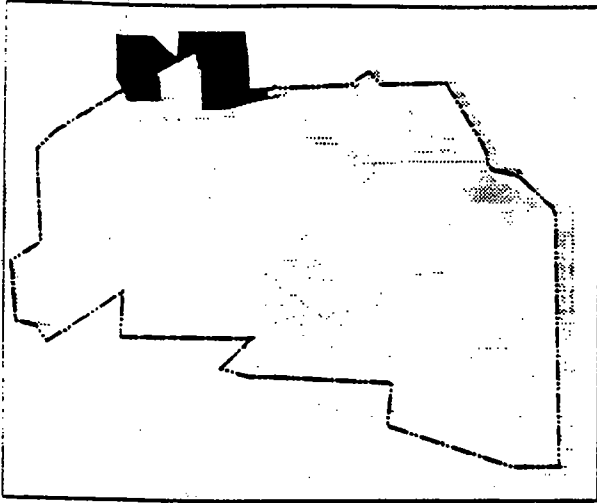


Figure 13

Design Framework – Campus Area

- | | | | |
|---|--------------------------------------|---|------------|
|  | BUILDINGS LIKELY TO REMAIN |  | MAIN ROADS |
|  | BUILDINGS SUITABLE FOR INTERIM REUSE |  | OPEN SPACE |
|  | BUILDINGS TO BE DEMOLISHED | | |

Campus Area



Overall District Role and Character

The Campus Area surrounds the central core of the Main Base, and is planned for a wide range of educational, recreational, commercial and institutional uses. This area will be developed as a campus that utilizes large open space areas to unify the various entities. The Campus Area will be home to large users and a major community park, and will be composed of existing as well as new buildings. A number of design guidelines have been developed to create a high quality landscaped image that can unify and create a cohesive development (see Figure 13):

Entry Road

- Mather Field Road should be well landscaped, with trees planted 25 feet on center on both sides of the street to mark the arrival at the facility, create a

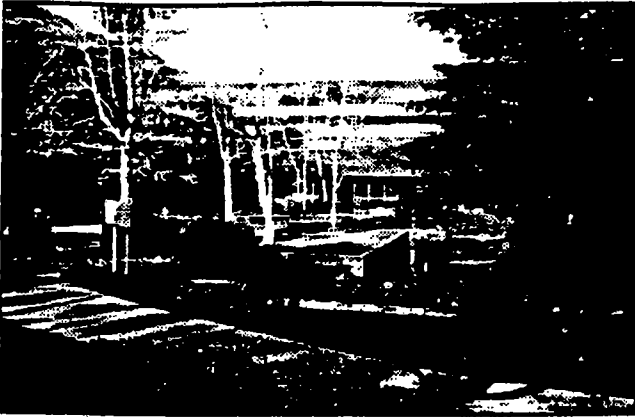
positive and attractive appearance, and extend the entry sequence into the base.

Landscape Setbacks

- New development should incorporate generous landscaped setback areas between the street and parking areas. As a guideline, a 25-foot minimum landscaped setback should be provided adjacent to all streets.
- Landscaping within the setback area could incorporate berms (no higher than three feet) and/or walls (no greater than 24 inches) that screen parking areas from view. The setback areas should include at least two rows of shade trees as well as groundcover and shrubbery, as appropriate. Pedestrian pathways should also be included, to connect parcels with one another.

Parcelization and Parking

- The Campus Area should be composed of larger parcels that can accommodate large institutional and R&D users. Buildings should be encouraged to create open spaces that are related to one another. Minor roads within the area, (i.e., south of the McKinney housing area) should be eliminated, where possible, to create larger, more efficient parcels, and to create opportunities for more innovative site planning and campus design.
- To the extent possible, parking areas should be concentrated away from building complexes, so as to create a more park-like and pedestrian character within the parcel.



Buildings within the Campus Area should be organized around open spaces and courtyards.

- An "orchard" planting consisting of trees in tight rows, or as part of a larger open space pattern, is encouraged in surface parking areas.

Building Orientation and Organization

- Buildings should be organized within clusters around open spaces linked by walks and pathways. Major entryways and public functions should be oriented to the open space and interconnected with pathways that link from parcel to parcel and weave the entire district together. Buildings should express the entryways through windows, primary doorways and landscape treatment.
- To the extent feasible, people-oriented activities, such as administrative offices, should be located toward the internal open space. Loading and storage areas should be located toward the interior of the site and screened from view by buildings, if possible.
- Buildings and clusters of buildings should be organized around open spaces and linked to one another.

Pathways and pedestrian easements should provide access between parcels, and should be tied to the system and organizational structure provided by streets and open spaces.

- New and existing groups of buildings should be configured to reinforce or create quadrangle and courtyard areas between buildings. Within the open space areas, special plantings, fountains, benches, and other amenities should be encouraged in order to create usable places to sit, socialize and gather.

Fencing, Walls and Hedges

- Fencing should be discouraged between parcels and buildings to the extent feasible (except around the transitional housing), to maximize the amenity of the campus open space areas.

Landscaping

- A landscape master plan should be prepared for each of the parcels within the Campus Area, and should be an intrinsic part of the overall site planning for each parcel. The master plan should address not only onsite issues, but also establish pedestrian pathways between buildings within the Campus and the park, between the Campus and the Main Base Area, and internal connections between Campus buildings. Landscape plans should be reviewed as part of the design review process (described in the Implementation chapter).
- The master plan should also specify a planting palette, specifying trees, shrubs and groundcover to be used in the area, and planting specifications.

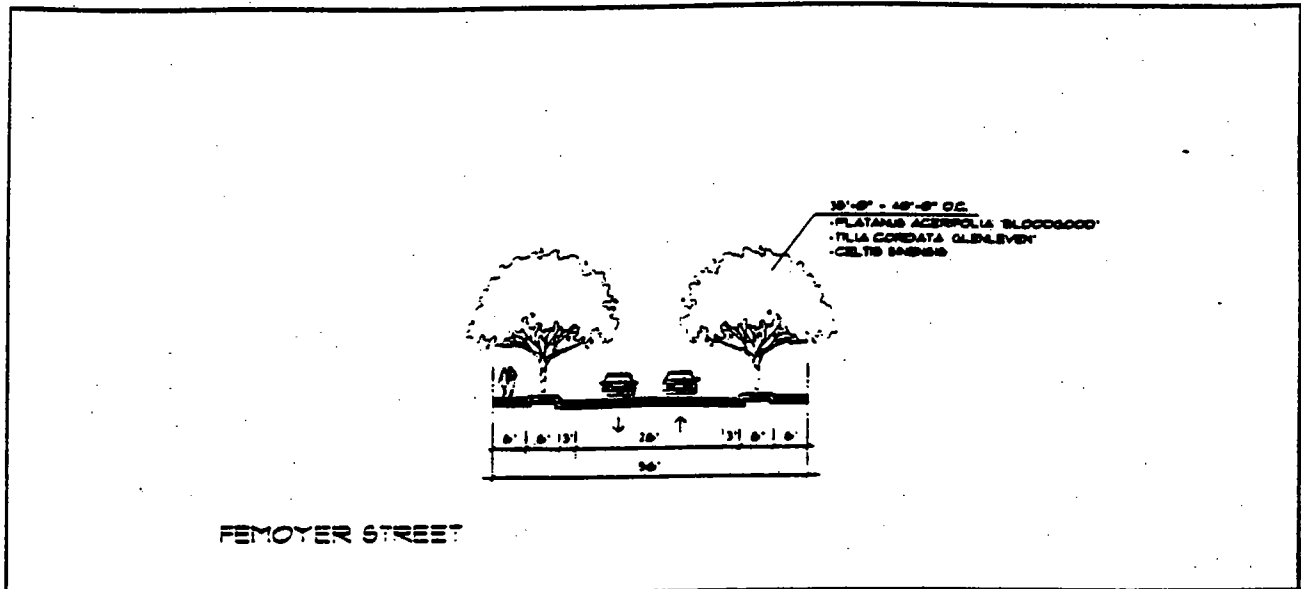


Figure 14

Cross Section – Femoyer Street

- Several parcels on the east side of the base are being used for McKinney Act housing. These areas should be well landscaped for privacy and amenity.

Employee Eating Areas

- Outdoor eating areas for employees should be encouraged for all new institutional and office buildings containing more than 5,000 square feet and located more than 1,000 feet from the park. As a guideline, a minimum of 300 square feet of outdoor space shall be provided for every 5,000 square feet of building area.

Streets

- Streets within the Campus Area should provide a continuation of the surrounding landscape and use large shade trees planted in a regular configuration to accent movement corridors.
- Bicycles should be provided for within the street system, as diagrammed in the circulation plan. The typical street section for Femoyer Street is diagrammed in Figure 14.
- Light standards which are pedestrian in scale (no greater than 16 to 18 feet in height) and compatible in design with the character of the area are encouraged. New light standards will be included as part of the

street and landscape improvements implemented as part of the EDA grant on the Main Base couplets. New light standards on the remaining streets should also use these standards for consistency within the district.

- Large shade trees should be consistently planted along roads at 40 feet on center within a minimum 6-foot planting strip on the curb side of the sidewalk.
- Large shade trees (e.g., native sycamores, oaks, elms) should be used to provide amenity and protection from the elements.

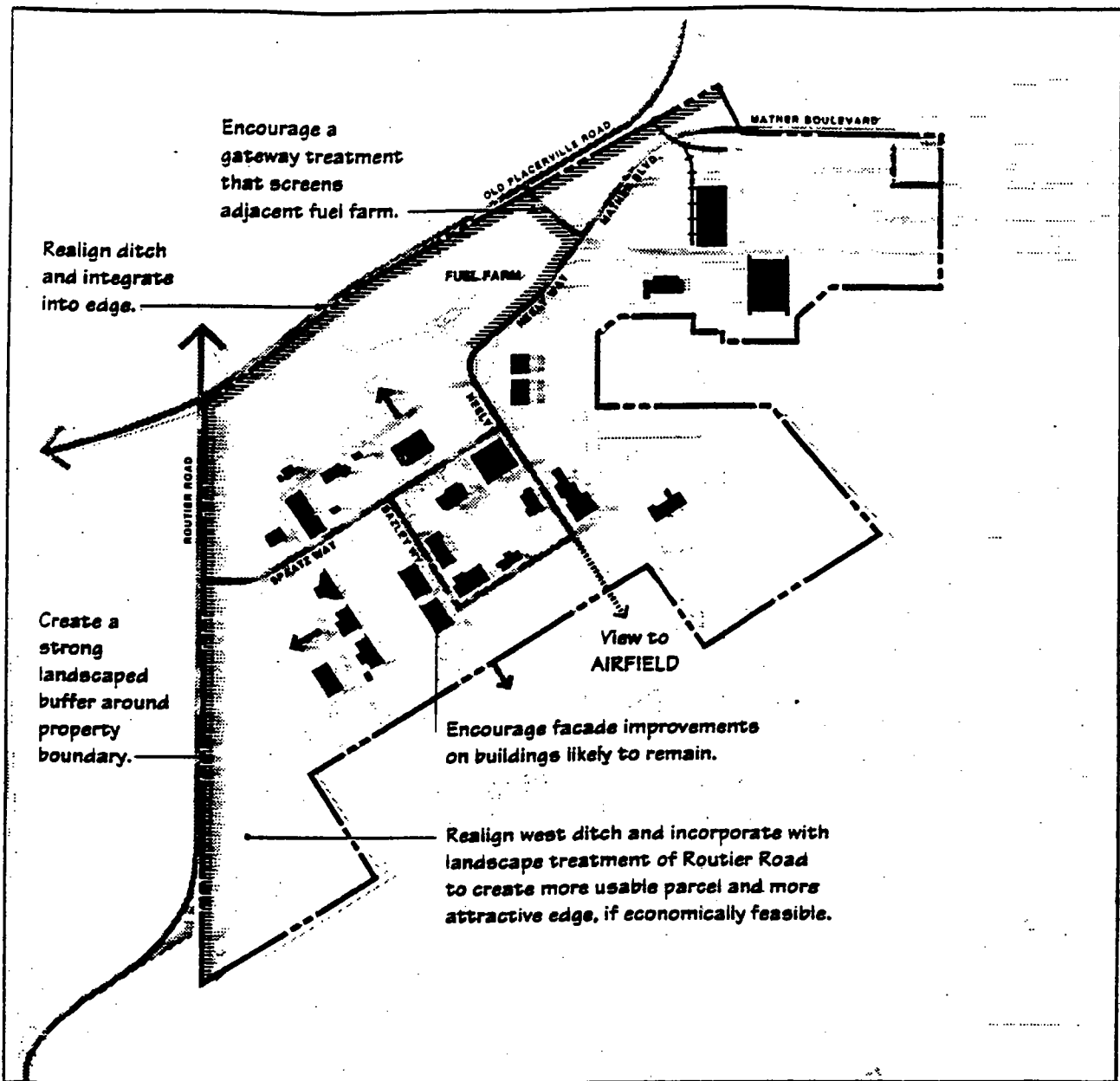




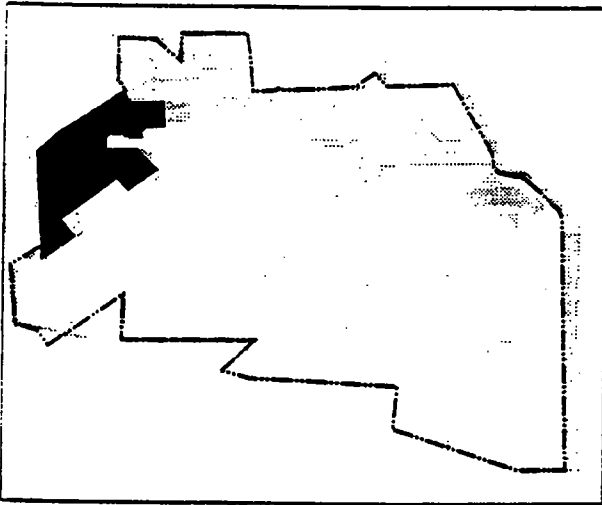


Figure 15

Design Framework – North Airport Area

- | | | | |
|---|--------------------------------------|---|------------|
|  | BUILDINGS LIKELY TO REMAIN |  | MAIN ROADS |
|  | BUILDINGS SUITABLE FOR INTERIM REUSE | | |
|  | BUILDINGS TO BE DEMOLISHED | | |

North Airport Industrial Area



Overall District Role and Character

The North Airport Industrial Area contains many of the hangars, maintenance and support buildings that are associated with the airfield. Air cargo operations will be concentrated in this area, and it will continue to have a strong orientation to aviation and related activities, and will utilize many of the existing buildings and facilities. The intent in this area is to emphasize the functional industrial nature of the place through honesty in building types, completion of a logical service road system, organization of uses within the district, and institution of property maintenance requirements. As many buildings will be reused and rehabilitated, emphasis will be placed on providing facade improvements to ameliorate the appearance of the area. Since Macready Avenue will be the principal truck entry for air cargo uses, landscaping should be used to create a strong entry as well as to screen existing fuel farm activities (see Figure 15).

Landscape and Facade Improvements

- Improvements to building frontages should be provided as buildings are reused. At a minimum, new paint, awnings and/or building entrance improvements should be encouraged, as well as landscaping where possible.
- Landscaping on private parcels should include trees as well as shrubbery and groundcover that has function in providing shade and protecting against erosion.
- If economically feasible, the west drainage ditch should be realigned to the edge of the parcels and incorporated into a landscaped treatment along Old Placerville and Routier Roads to encourage more efficient use of the property as well as to establish a more attractive edge.

Industrial Character and the Visibility of Activities

- For new development, architectural treatment should be expressive of service and industrial activities and provide visual interest to users and visitors to the area, to the extent possible. Consideration should be given to the introduction of significant window openings that reveal indoor activities and machinery within buildings. Similarly, architectural expression of major functional or structural elements should be considered to create a more interesting building silhouette and elevation. Portions of buildings adjacent to streets should be treated with particular care to ensure visual interest and a compatible scale and streetscape relationship.
- View corridors directly into the airfield should be maintained.

- Buildings should employ durable, high quality materials appropriate to the functions and requirements of the planned activities. Innovative use of standard materials (e.g., corrugated metal, steel and masonry) and large metal sash window openings is encouraged.

Streets

- Macready Avenue at Old Placerville Road will serve as the primary entry street to the North Airport area. This street (planned for improvement as part of the

EDA grant roadway project) is considered a two-lane collector. The existing pavement width, at Old Placerville, is wider than assumed in the typical Mather standard, shown in Figure 24. This entrance should incorporate not only sidewalks, as shown in the cross section, but also an on-street bikeway linking bike-ways on Mather Boulevard and Neely Way with Old Placerville Road.

- Sidewalks should be provided adjacent to streets throughout the North Airport industrial Area.

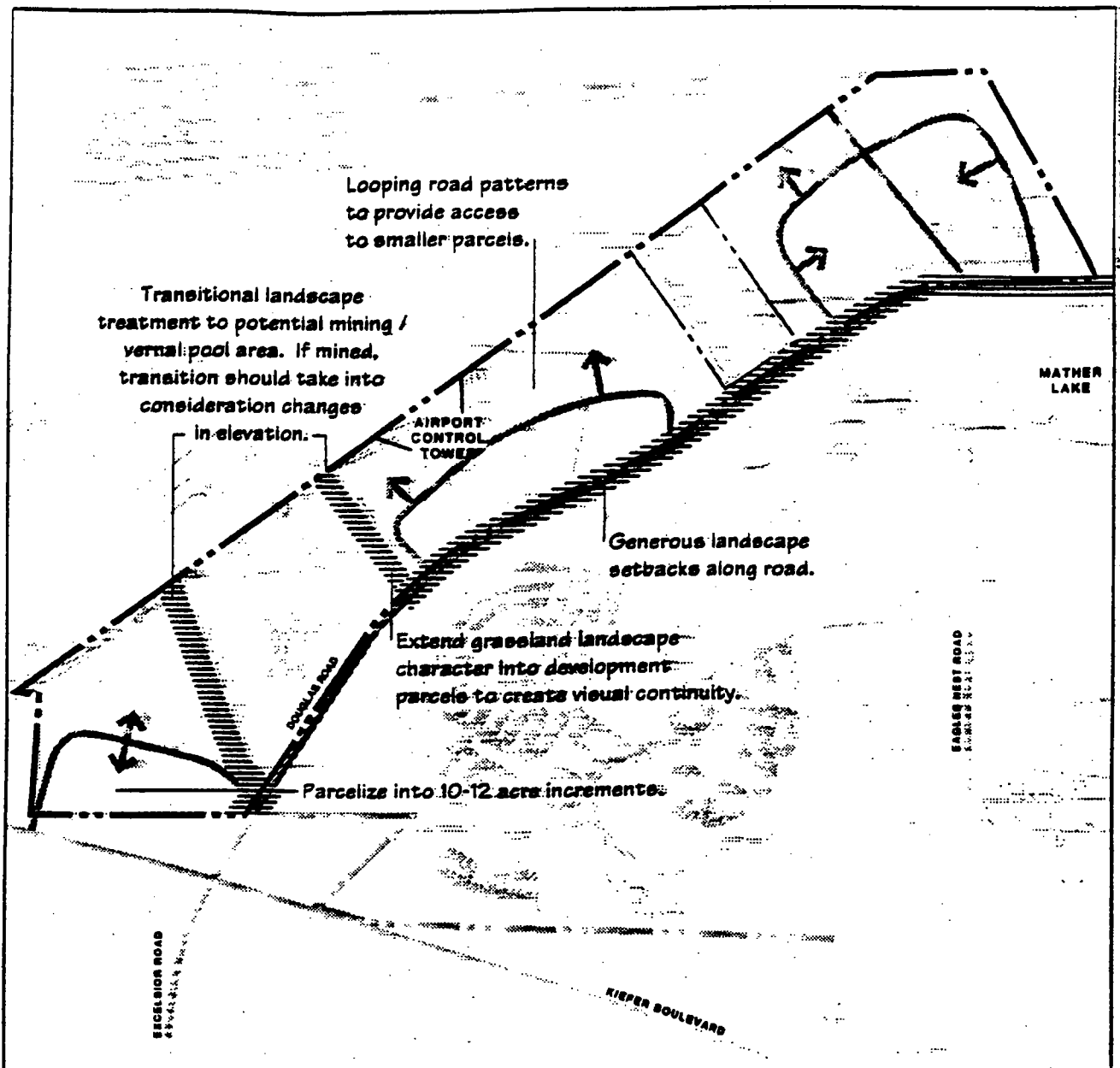
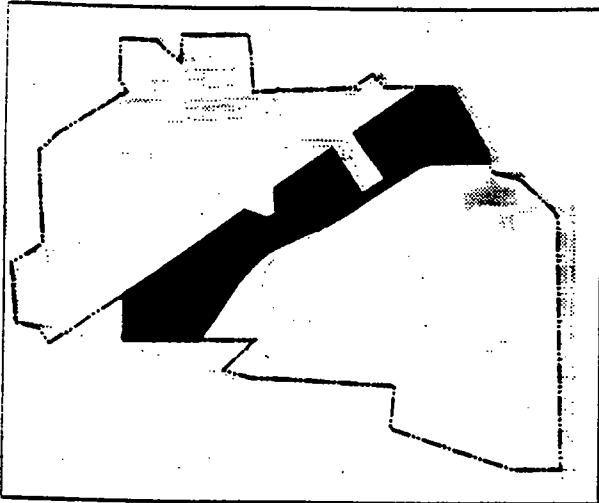


Figure 16

Design Framework – South Airport Area

 MAIN ROADS

South Airport Area



Overall District Role and Character

The area south of the airport contains both large areas for new airport-related development and areas for open space preservation and managed extraction of mineral resources. In this area, the design objectives include extending the surrounding California grassland landscape into the development parcels to avoid an abrupt transition between manicured and natural landscape elements. The area with the highest concentration of vernal pools may be maintained in open space, and landscape buffers and transitions between the new development and this parcel will be provided as appropriate. Douglas Road, which will provide a boundary between the South Airport commercial and industrial development and the open space and residential area, should be developed as a boulevard which incorporates a native plant palette emphasizing stately trees, such as oaks and native sycamores, to create a high quality image for the area (see Figure 16).

Parcelization

- Parcels in the South Airport Area are planned to be large, to allow flexibility for potential users. It is anticipated that these will be subdivided into smaller 10 to 12-acre parcels. As this occurs, roadways should be extended to connect parcels and to provide access.
- Roadways throughout the area should be encouraged to serve larger areas in order to help create a more cohesive district, and to help reduce local traffic congestion.

Landscape Character

- The landscape character of the South Airport Area should draw from the open and expansive qualities of the surrounding grasslands, with a predominant planting of grasses with oaks and other native trees.
- Buffers should be maintained, with a minimum average width of 40 feet adjacent to natural areas and a transitional planting palette established, so that sharp boundaries between developed and undeveloped areas are not reinforced through landscape treatments.
- Porous pavement treatments and storm water basins should be incorporated into the planting plan for the area, utilizing meaningful approaches to ecological design and creating opportunities for diversity and interest.
- Irrigation should be installed to establish landscaping, but not to support a water-consumptive planting scheme.

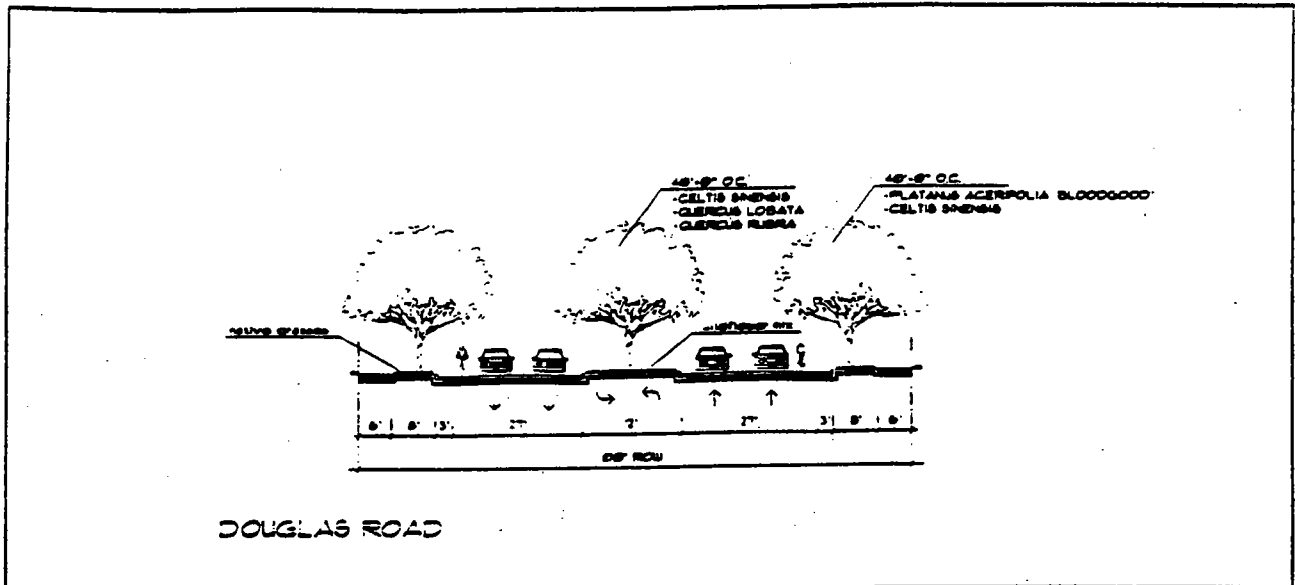


Figure 17

Cross Section – Douglas Road

Streets

- Douglas Road will be developed as an important connecting boulevard that will provide a transition between uses as well as landscape amenity and the image for the area. The design concepts for the street are diagrammed in Figure 17. Douglas Road will be a four-lane street with a strong landscape character derived from a planted median and curbside landscape strip. Stately native trees that reference the

surrounding landscape, such as oaks and native sycamores, are recommended.

- Large trees should be planted within the median and in planting strips in a regular configuration at 40 feet on center. Native and/or drought-tolerant species, such as oak, madrone, sycamore and alder, should be encouraged, as well as groundcover composed of native grasses and wildflowers.



SECTION 603-20.13

Mather Field SPA Development Standards

TABLE 1

SPA ZONING CATEGORIES

	Main Base District		
	Main Base District	Open Space Subarea	Limited Commercial District
	Open Space (O) zone	Open Space (O) zone	Limited Commercial (LC) zone
<i>Underlying zone</i>	Shopping Center (SC), Business and Professional Office (BP), Industrial Office Park (MP)	Open space and passive recreational uses, and existing buildings.	Those uses permitted in the LC zone as listed in Section 225-41.
<i>Permitted uses</i>	Commercial, office, and residential uses.	All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.	All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.
<i>Appeals or exceptions</i>	All existing structures shall be considered legal nonconforming.	All existing structures shall be considered legal nonconforming.	All existing structures shall be considered legal nonconforming.
<i>Existing structures</i>	General height standards, Section 301-20 through 301-25 and the Commercial Development Standards, Section 315-44 except Section 315-44(c) shall have a maximum height limit of 65 feet.	General height standards Section 301-20 through 301-25 and the Commercial Development Standards Section 315-44.	General height standards Section 301-20 through 301-25 and the Commercial Development Standards Section 315-44.
<i>Height</i>	Deviations related to height standards and restrictions shall be made in accordance with the Mather Design Review process. ... if contiguous to a residential parcel, structures or buildings may not exceed 24 feet in height. All other parcels ... may have structures and buildings erected to a height not to exceed 65 feet ... exceptions may be allowed to a 150 foot maximum, however, cannot exceed 2.5 FAR. as provided in Section 301-22.	Deviations related to height standards and restrictions shall be made in accordance with the Mather Design Review process. ... if contiguous to a residential parcel, structures or buildings may not exceed 24 feet in height. All other parcels ... may have structures and buildings erected to a height not to exceed 40 feet ... exceptions may be allowed to a 150 foot maximum, however, cannot exceed 2.5 FAR. as provided in Section 301-22.	Deviations related to height standards and restrictions shall be made in accordance with the Mather Design Review process. ... if contiguous to a residential parcel, structures or buildings may not exceed 24 feet in height. All other parcels ... may have structures and buildings erected to a height not to exceed 40 feet ... exceptions may be allowed to a 150 foot maximum, however, cannot exceed 2.5 FAR. as provided in Section 301-22.
<i>Lot size</i>	No minimum w/ water & sewer per commercial standards.	No minimum w/ water & sewer per commercial standards.	No minimum w/ water & sewer per commercial standards.
<i>Lot frontage, width & depth</i>	Each lot shall have at least 50 feet of public or private street frontage and lot width and adequate building area to serve the intended use. (New standard written to encourage frontage on streets in the main base subarea.)	No minimums required.	LC Standards, Section 225-42 Individual lot frontage on a public street is not required, however, lots shall have sufficient width & depth to maintain yard areas & adequate building area to serve the intended uses.

<p>Setbacks: Front & side street yards</p> <p>along all streets in the main base subarea, setbacks may vary between 13 feet and 25 feet. A minimum side street yard setback of 13 feet is required; however, no maximum side street yard setback is required. Setbacks are measured from the back of the public street right-of-way.</p> <p>New off-street parking areas must be set back a minimum of 50 feet from Whitehead and Ecknes Streets, unless lot depth is less than 50 feet. (Parking requirement is proposed to encourage frontage of buildings along Whitehead and Eknes as no other use is allowed.)</p>	<p>Commercial Standards, Section 315-42(b)</p> <p>There shall be a front and side street yard of at least 50 feet between any structure or use ... and the public street right-of-way. Such yard may be reduced to a minimum of 25 feet provided that for each square foot of additional buildable area created ... an equivalent area of planter or landscaped area is provided in the corresponding front or side street yard. Such planter or landscaped areas shall be in addition to the planter and landscaped areas required in Section 315-45 of this Article and shall be subject to all the provisions of this Section.</p>	<p>Commercial Standards, Section 315-42(b)</p> <p>There shall be a front and side street yard of at least 50 feet between any structure or use ... and the public street right-of-way. Such yard may be reduced to a minimum of 25 feet provided that for each square foot of additional buildable area created ... an equivalent area of planter or landscaped area is provided in the corresponding front or side street yard. Such planter or landscaped areas shall be in addition to the planter and landscaped areas required in Section 315-45 of this Article and shall be subject to all the provisions of this Section.</p>
<p>Setbacks: Rear yard & interior side yard</p> <p>There shall be a rear yard and an interior side yard of at least 25 feet between any structure ... and the boundary line of any adjacent residential ... recreation, agricultural, or agricultural-residential ... zone; otherwise a rear or interior side yard is not required. Exceptions allowed including for mechanical equipment.</p>	<p>Commercial Standards, Section 315-43 (b, c, d, e, and f)</p> <p>Commercial Standards, Section 315-43 (b, c, d, e, and f)</p>	<p>Commercial Standards, Section 315-43 (b, c, d, e, and f)</p> <p>Commercial Standards, Section 315-43 (b, c, d, e, and f)</p>
<p>Landscaping</p> <p>The 5 foot wide planter or landscaped area may be within the street right-of-way between the edge of the street and the sidewalk. Landscaping shall be installed in the street right-of-way from the back of curb, excluding the sidewalk. Trees must be planted no further apart than 25 feet on center. Delete requirement to increase planter size to 8 feet for at least 7 feet of every 50 feet of frontage along street rights-of-way. No curbing is required to bound the planter.</p> <p>A planter or landscaped area is required 5 feet wide adjacent to all street rights-of-way, excluding approved driveway entrances. Any</p>	<p>Commercial Standards, Section 315-43 (b, c, d, e, and f)</p> <p>Commercial Standards, Section 315-43 (b, c, d, e, and f)</p>	<p>Commercial Standards, Section 315-43 (b, c, d, e, and f)</p> <p>Commercial Standards, Section 315-43 (b, c, d, e, and f)</p>

<p>area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the 5 feet area above. Trees shall be planted no further apart than 50 feet on center, at least 5 feet but no further than 10 feet from the back of the sidewalk. The planter shall be bounded by a curb at least 6 inches high, & shall include shrubs, hedges, and other natural growth, or other features such as berms designed to form a partial visual screen at least 3 feet in height. Landscaping near street & driveway intersections shall not exceed 2.5 feet in height.</p>	<p>adjacent to all public street rights-of-way, excluding approved driveway entrances. Any area within the street right-of-way between the edge of the sidewalk and the outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 25 feet area above, unless waived by the Director of Public Works. A planter or landscaped area is required at least 6 feet wide adjacent to the interior boundary lines of all adjoining residential, recreation, agricultural-residential, or agricultural zones or uses.</p>	<p>hedges, and other natural growth, or other features such as berms designed to form a partial visual screen at least 3 feet in height. Landscaping near street & driveway intersections shall not exceed 2.5 feet in height.</p> <p>For landscaped areas:</p> <ul style="list-style-type: none"> - an irrigation system & live landscaping shall be provided & maintained. - shall be protected from vehicle encroachment - may be combined with appropriate pedestrian walks & similar hard surface areas if not > 25%. Ornamental rock or gravel areas, artificial turf etc. are hard surface areas. <p>Transit passenger waiting shelters are not hard surfaces.</p>
<p>Parking</p>	<p>Sections 330-01 through 330-150 with the following exceptions:</p> <p>Section 330-20. Retail Stores & Shopping Centers. On-site parking shall be provided at a minimum ratio of at least 3.0 spaces and a maximum ratio of not more than 5 spaces for every 1,000 square feet of gross floor area. Any on-street parking spaces immediately adjacent to the commercial use may be counted in the total parking requirements.</p> <p>Section 330-22. Offices. On-site parking shall be provided at a minimum ratio of 3.0 spaces and a maximum ratio of 5 spaces for every 1,000 square feet of gross floor area.</p> <p>See setback section for setback requirements for new parking areas.</p> <p>Any additional parking may be located off-site in a County designated parking area. However, the County retains the right to develop these off-site parking lots for future development and to ultimately eliminate these parking spaces.</p>	<p>Parking Standards, Sections 330-01 through 330-150.</p> <p>Addressed by use in the zoning code Sections 330-20 to 330-69. For example, retail stores require 4.5 spaces for every 1,000 sq. ft. of gross floor area. See Sections 330-90 through 330-100 for development standards.</p>

all other uses, up to 25% of the on-site parking requirements may be met if off-site County designated parking areas are available; however, the County retains the right to develop these off-site parking areas for future development and to ultimately eliminate these parking spaces.

Joint use parking is allowed pursuant to Section 33-92.5. A request for a parking reduction may be processed and approved in conjunction with approval through the adopted Mather Field Specific Plan design review process.

Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.

Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written request from the Sacramento County Department of Military Base Conversion.

Special Sign District Standards, Section 335-60 through 66 with the stated modifications.

The maximum sign area of the monument sign shall be 56 square feet. The maximum height shall be 5 feet. No minimum setbacks are required as long as minimum landscaping requirements are met pursuant to Section 335-63(e) and the sign is in proportion to the scale of the building and the setback.

Section 335-20 (a) for Commercial and Industrial

Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.

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Commercial and Industrial Standards, Sections 335-20 and 21.

The maximum square footage of any individual sign shall not exceed 56 square feet. In addition, the maximum square footage of all signs combined shall not exceed 56 square feet.

See zoning code text for complete description. The following is a very brief summary only.

In general, for signs attached to buildings, the

<p>F</p>	<p>Standards for signs attached to buildings</p> <p><i>In summary, monument signs are allowed; off-site directional signs are not permitted and signs attached to buildings are allowed. See the text of the sign standards for a more complete description of requirements.</i></p>	<p>Standards for signs attached to buildings</p> <p><i>In summary, monument signs are allowed; off-site directional signs are not permitted and signs attached to buildings are allowed. See the text of the sign standards for a more complete description of requirements.</i></p>	<p><i>total area of all signs attached to a building ... with a 50 foot or greater setback from the street right-of-way line, ... shall not exceed 3 square feet per foot of building frontage ... No sign ... shall project above the roof of a building ... with some exceptions allowed.</i></p> <p><i>In general, directory signs shall not exceed 56 square feet. Directory pole/monument signs ... shall be set back not less than 10 feet from existing public street improvements or right-of-way line... The maximum height ... shall be 25 feet.</i></p> <p><i>In general, non-directory signs shall be allowed an area of 1 square foot per foot of the public street frontage with a maximum of 56 square feet. Nondirectory pole signs ... shall be set back not less than 10 feet from existing public street improvements of right-of-way line ... The maximum height ... with a 10 foot setback from the street right-of-way line shall be 10 feet. The height of the sign may be increased one foot for each foot the setback of the sign is increased, provided, however, the maximum height of the sign shall not exceed 25 feet in any case.</i></p> <p><i>See zoning code for spacing, illumination and off-site sign requirements. Illuminated signs are allowed as specified.</i></p> <p>Section 301-60 through 66.</p> <p><i>Open security fences are permitted such as wrought iron or chain link; however, adjacent to streets shall be wrought iron only. Fences or walls are (generally) not permitted within the setback areas of the front and side streets. Screened fences are required for outside storage of materials and equipment. See zoning code for complete description.</i></p> <p>Section 315-50 and 51.</p>
<p>Perimeter fencing</p>	<p>Only open ornamental fencing is permitted. Any deviations from this standard shall be subject to the Mather Design Review process.</p>	<p>Only open ornamental fencing is permitted. Any deviations from this standard shall be subject to the Mather Design Review Committee.</p>	<p><i>See zoning code for spacing, illumination and off-site sign requirements. Illuminated signs are allowed as specified.</i></p> <p>Section 301-60 through 66.</p> <p><i>Open security fences are permitted such as wrought iron or chain link; however, adjacent to streets shall be wrought iron only. Fences or walls are (generally) not permitted within the setback areas of the front and side streets. Screened fences are required for outside storage of materials and equipment. See zoning code for complete description.</i></p> <p>Section 315-50 and 51.</p>
<p>Trash & recycling containers, enclosures</p>	<p>Section 315-50 and 51.</p> <p>For the purposes of interpreting this section, residential uses are equivalent to residentially</p>	<p>Section 315-50 and 51.</p> <p>For the purposes of interpreting this section, residential uses are equivalent to residentially</p>	<p>Section 315-50 and 51.</p> <p>For the purposes of interpreting this section, residential uses are equivalent to residentially</p>

ed property.

Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.

zoned property.

Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.

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Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.

TABLE 2

SPA ZONING CATEGORIES

		Campus District		
		Recreation Subarea (Cordova Sports Park)	Office Subarea	Commercial/Office Park Subarea
<i>Underlying zone</i>	Human Service Subarea	Open Space (O) zone	Industrial Office Park (MP) and Business & Professional Office (BP) zones	Industrial Office Park (MP), Business & Professional Office (BP), Shopping Center Commercial (SC), and General Commercial (GC) zones
<i>Permitted uses</i>	See SPA text.	Public parks and ancillary uses.	Office uses.	Commercial and office uses.
<i>Appeals or exceptions</i>	Institutional and/or public and quasi-public uses.	All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.	All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.	All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.
<i>Existing structures</i>	All existing structures shall be considered legal nonconforming.	All existing structures shall be considered legal nonconforming.	All existing structures shall be considered legal nonconforming.	All existing structures shall be considered legal nonconforming.
<i>Height</i>	General height standards, Section 301-20 through 301-25 and the Commercial Development Standards Section 315-44.	General height standards, Section 301-20 through 301-25 and the Commercial Development Standards Section 315-44.	General height standards, Section 301-20 through 301-25 and the Commercial Development Standards Section 315-44.	General height standards, Section 301-20 through 301-25 and the Commercial Development Standards, Section 315-44.
	Deviations related to height standards shall be subject to the Mather Design Review process.	Deviations related to height standards shall be subject to the Mather Design Review process.	Deviations related to height standards shall be subject to the Mather Design Review process.	Deviations related to height standards shall be subject to the Mather Design Review process.
	<i>If contiguous to a residential parcel, 24 feet maximum or a use permit is required. Otherwise, 40 feet maximum; exceptions allowed to a 150 feet maximum, however, cannot exceed 2.5 FAR.</i>	<i>If contiguous to a residential parcel, 24 feet maximum or a use permit is required. Otherwise, 40 feet maximum; exceptions allowed to a 150 feet maximum, however, cannot exceed 2.5 FAR.</i>	<i>If contiguous to a residential parcel, 24 feet maximum or a use permit is required. Otherwise, 40 feet maximum; exceptions allowed to a 150 feet maximum, however, cannot exceed 2.5 FAR.</i>	<i>If contiguous to a residential parcel, 24 feet maximum or a use permit is required. Otherwise, 40 feet maximum; exceptions allowed to a 150 feet maximum, however, cannot exceed 2.5 FAR.</i>
<i>Lot frontage, width & depth</i>	SC, GC, LC, AC, TC Standards Section 315-41(c)	No minimums required.	No minimums required.	SC, GC, LC, AC, TC Standards Section 315-41(c)
	<i>Individual lot frontage on a public street is not required; however, lots shall have sufficient width & depth to maintain the yard areas as</i>			<i>Individual lot frontage on a public street is not required; however, lots shall have sufficient width & depth to maintain the yard areas as</i>

SPA ZONI CATEGORIES

Campus District

	Human Service Subarea	Recreation Subarea (Cordova Sports Park)	Office Subarea	Commercial/Office Park Subarea
	<p><i>required in this article & adequate building area to serve the intended uses.</i></p> <p>Institutional Standards 320-06 (b) 25 feet adjacent to all public & private streets.</p>	<p>Institutional Standards 320-06 (b) 25 feet adjacent to all public & private streets.</p>	<p>Front yard setback must be a minimum of 13 feet and a maximum of 30 feet measured from the edge of the public street right-of-way.</p> <p>Side street yard setbacks must be a minimum of 13' with no maximum measured from the edge of the public street right-of-way.</p>	<p><i>required in this article & adequate building area to serve the intended uses.</i></p> <p>BP Standard Section 315-42(a) There shall be a front and side street yard of at least 25 feet.</p>
<p>Setbacks: Rear yard & interior side yard</p>	<p>Institutional Standards 320-06 (b) Rear: 25 foot minimum Side: 6 foot minimum</p>	<p>Institutional Standards 320-06 (b) Rear: 25 foot minimum Side: 6 foot minimum</p>	<p>BP Standard Section 315-43 (a, c, d, e & f) (There shall be a rear yard of at least 25 feet and an interior side yard of at least 20 feet between any structure and the boundary line of any residential, interim residential, interim estate, recreation, agricultural, or interim agricultural-residential zone; otherwise rear yard or interior side yard is not required. Exceptions allowed including for mechanical equipment.)</p>	<p>BP Standard Section 315-43 (a, c, d, e & f) (There shall be a rear yard of at least 25 feet and an interior side yard of at least 20 feet between any structure and the boundary line of any residential, interim residential, interim estate, recreation, agricultural, or interim agricultural-residential zone; otherwise rear yard or interior side yard is not required. Exceptions allowed including for mechanical equipment.)</p>
<p>Lot size</p>	<p>No minimum w/ water & sewer per commercial standards.</p>	<p>No minimum w/ water & sewer per commercial standards.</p>	<p>No minimum w/ water & sewer per commercial standards.</p>	<p>(No minimum w/ water & sewer per commercial standards.)</p>
<p>Landscaping</p>	<p>Institutional Standards, Section 320-05 Landscaping shall be installed in the street right-of-way from the back of curb, excluding the sidewalk. If approved by the Director of Public Works, or his designee, a portion of the required</p>	<p>Institutional Standards, Section 320-05 Landscaping shall be installed in the street right-of-way from the back of curb, excluding the sidewalk. If approved by the Director of Public Works, or his designee, a portion of the required</p>	<p>Institutional Standards, Section 320-05 If approved by the Director of Public Works, or his designee, a portion of the required 25 foot landscape corridor may be within the street right-of-way between the edge of the street and the back</p>	<p>Institutional Standards, Section 320-05 If approved by the Director of Public Works, or his designee, a portion of the required 25 foot landscape corridor may be within the street right-of-way between the edge of the street and the back of</p>

SPA ZONING CATEGORIES

Campus District

Human Service Subarea	Recreation Subarea (Cordova Sports Park)	Office Subarea	Commercial/Office Park Subarea
<p>25 foot landscape corridor may be within the public street right-of-way between the edge of the street and the back of the sidewalk. Sidewalks may be included within the setback area.</p> <p>A planter or landscaped area at least 25 feet wide adjacent to all public street rights-of-way, excluding approved driveway entrances. Any area within the street ROW between the edge of the sidewalk and the outer edge of the ROW shall be developed as a planter or landscaped area in conjunction with the required 25' area above, unless waived by the Director of Public Works. A planter or landscaped area is required at least 6 feet wide adjacent to the interior boundary lines of all adjoining residential, recreation, agricultural zones or uses.</p> <p>Landscaping shall consist of trees and shrubs or climbing plants which shall be designed in combination with the required fence to form a visual screen between this zone and the adjoining zone. May be combined with hard surface area if area <25% of required planter area.</p>	<p>25 foot landscape corridor may be within the public street right-of-way between the edge of the street and the back of the sidewalk. Sidewalks may be included within the setback area.</p> <p>The requirement for landscaping forming a visual screen shall not apply.</p> <p>A planter or landscaped area at least 25 feet wide adjacent to all public street rights-of-way, excluding approved driveway entrances. Any area within the street right-of-way between the edge of the sidewalk and the outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 25 feet area above, unless waived by the Director of Public Works. A planter or landscaped area is required at least 6 feet wide adjacent to the interior boundary lines of all adjoining residential, recreation, agricultural zones or uses.</p> <p>Landscaping shall consist of trees and shrubs or climbing plants which shall be designed in combination with the required fence to form a visual screen between this zone and the adjoining zone. May be combined with hard surface area if area <25% of required planter area.</p>	<p>of the sidewalk. For new construction, the developer is required to install and maintain this landscaped area.</p> <p>A planter or landscaped area at least 25 feet wide adjacent to all public street rights-of-way, excluding approved driveway entrances. Any area within the street ROW between the edge of the sidewalk and the outer edge of the ROW shall be developed as a planter or landscaped area in conjunction with the required 25' area above, unless waived by the Director of Public Works. A planter or landscaped area is required at least 6 feet wide adjacent to the interior boundary lines of all adjoining residential, recreation, agricultural zones or uses. Landscaping shall consist of trees and shrubs or climbing plants which shall be designed in combination with the required fence to form a visual screen between this zone and the adjoining zone. May be combined with hard surface area if area <25% of required planter area.</p>	<p>the sidewalk. For new construction, the developer is required to install and maintain this landscaped area.</p> <p>A planter or landscaped area at least 25 feet wide adjacent to all public street rights-of-way, excluding approved driveway entrances. Any area within the street ROW between the edge of the sidewalk and the outer edge of the ROW shall be developed as a planter or landscaped area in conjunction with the required 25' area above, unless waived by the Director of Public Works. A planter or landscaped area is required at least 6 feet wide adjacent to the interior boundary lines of all adjoining residential, recreation, agricultural zones or uses. Landscaping shall consist of trees and shrubs or climbing plants which shall be designed in combination with the required fence to form a visual screen between this zone and the adjoining zone. May be combined with hard surface area if area <25% of required planter area.</p>

<p>Parking</p>	<p>Parking Standards, Sections 330-01 through 330-150.</p>	<p>Parking Standards, Sections 330-01 through 330-150.</p>	<p>Parking Standards, Sections 330-01 through 330-150.</p>	<p>Parking Standards, Sections 330-01 through 330-150.</p>
<p>A request for a parking reduction may be processed and approved in conjunction with approval through the Mather Field Specific Plan design review process.</p>	<p>A request for a parking reduction may be processed and approved in conjunction with approval through the Mather Field Specific Plan design review process.</p>	<p>Section 330-4.6 Parks. Public parks over 10 acres in size shall provide at least 5 percent of the total area for off-street parking facilities.</p>	<p>A request for a parking reduction may be processed and approved in conjunction with approval through the Mather Field Specific Plan design review process.</p>	<p>A request for a parking reduction may be processed and approved in conjunction with approval through the Mather Field Specific Plan design review process.</p>
<p><i>Addressed by use in the zoning code Sections 330-20 to 330-69. For example, retail stores and offices require 4.5 spaces for every 1,000 sq. ft. of gross floor area. See Sections 330-90 through 330-100 for development standards.</i></p>	<p><i>Addressed by use in the zoning code Sections 330-20 to 330-69. For example, offices require 4.5 spaces for every 1,000 sq. ft. of gross floor area. See Sections 330-90 through 330-100 for development standards.</i></p>		<p><i>Addressed by use in zoning code Sections 330-20 to 330-69. For example, offices require 4.5 spaces for every 1,000 sq. ft. of gross floor area. Institutional uses require at least 1 space for every 3 occupants based upon the maximum occupant load of the institution at any one time as determined by the UBC. See Sections 330-90 through 330-100 for development standards.</i></p>	
<p>Signs: Off-site sign provisions</p>	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p>	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p>	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p>	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p>
<p>Signs:</p>	<p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written request from the Department of Military Base Conversion.</p>	<p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written request from the Department of Military Base Conversion.</p>	<p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written request from the Department of Military Base Conversion.</p>	<p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written request from the Department of Military Base Conversion.</p>

<p>On-site sign provisions</p> <p>Section 335-60 through 66 with the stated modifications.</p> <p>Illumination is allowed pursuant to Section 335-63(g) and subject to the adopted Mather Specific Plan design review procedures.</p> <p>The property boundaries forming a lease or sublease from the County or the Federal Government may be considered equivalent to a parcel boundary for the purposes of interpreting sign regulations; however, this does not apply to the division of a single building.</p> <p>Monument signs are permitted up to an area of one square foot per foot of public street frontage with a maximum of 100 square feet and must be set back at least 10 feet from existing public street improvements or right-of-way line as provided in Section 335-09.5(g). The maximum height at the 10-foot setback is 10 feet and may be increased by one foot for each foot of increased setback of the sign up to a maximum of 12 feet.</p>	<p>Standard, Section 335-25 (a) and Community Interest Group signs, Section 335-10</p> <p>Multiple on-site directory signs are permitted, up to one sign for every 300 feet of public street frontage, spaced a minimum of 300 feet apart. Directory signs must be set back a minimum of 10 feet from the street right-of-way. Each sign may not exceed 40 square feet in area and 5 feet in height.</p> <p>Illumination is allowed pursuant to Section 335-20(c) and subject to the adopted Mather Specific Plan design review procedures.</p> <p>The property boundaries forming a lease or sublease from the County or the Federal Government may be considered equivalent to a parcel boundary for the purposes of interpreting sign regulations; however, this does not apply to the division of a single building.</p> <p>The use permit required for the community interest sign may be granted by the authority identified in the Mather Field Specific Plan Design Review process.</p> <p><i>I monument sign is permitted on each parcel set back at least 10 feet from existing public street improvements or right-of-way line as provided in Section 335-09.5(g), limited to not more than 40 square feet</i></p>	<p>Standard, Section 335-25 (a)</p> <p>Illumination is allowed pursuant to Section 335-20(e) and subject to the adopted Mather Specific Plan design review procedures.</p> <p>The property boundaries forming a lease or sublease from the County or the Federal Government may be considered equivalent to a parcel boundary for the purposes of interpreting sign regulations; however, this does not apply to the division of a single building.</p> <p><i>I monument sign is permitted on each parcel set back at least 10 feet from existing public street improvements or right-of-way line as provided in Section 335-09.5(g), limited to not more than 40 square feet on one side a 5 feet in height. In addition to the above, 1 directory sign (monument type) is permitted at the entrance to a development containing multiple uses. Each business may have 1 sign attached flat against the wall of the building in which that business is located, such that the total area of all signs attached to any one building does not exceed 5% of the area of the wall upon which those signs are attached.</i></p>	<p>Standard, Section 335-25 (a)</p> <p>Illumination is allowed pursuant to Section 335-20(e) and subject to the adopted Mather Specific Plan design review procedures.</p> <p>The property boundaries forming a lease or sublease from the County or the Federal Government may be considered equivalent to a parcel boundary for the purposes of interpreting sign regulations; however, this does not apply to the division of a single building.</p> <p><i>I monument sign is permitted on each parcel set back at least 10 feet from existing public street improvements or right-of-way line as provided in Section 335-09.5(g), limited to not more than 40 square feet on one side a 5 feet in height. In addition to the above, 1 directory sign (monument type) is permitted at the entrance to a development containing multiple uses. Each business may have 1 sign attached flat against the wall of the building in which that business is located, such that the total area of all signs attached to any one building does not exceed 5% of the area of the wall upon which those signs are attached.</i></p>
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<p><i>feet on one side a 5 feet in height. Each business may have 1 sign attached flat against the wall of the building in which that business is located, such that the total area of all signs attached to any one building does not exceed 5% of the area of the wall upon which those signs are attached.</i></p>	<p><i>See zoning code for complete description of community interest group signs. In general, the sign cannot be greater than 100 square feet as a group, and 20 square feet for any one organization. The sign must be set back 10 feet from the street right-of-way. The sign must be separated from any other free standing sign by 75 feet. A use permit is required and may be granted by the authority identified in the Mather Field Specific Plan Design Review process. Fees are waived.</i></p>	<p><i>Fencing along property or lease boundaries is permitted, subject to the Mather Design Review process</i></p>	<p><i>Fencing shall be 6 feet high composed of solid wood, masonry or chain link with slats. Said perimeter fence shall be reduced in height to 2 1/2 feet wherever it is located within 25 feet of a street right-of-way.</i></p>
<p><i>Only open ornamental fencing is permitted unless otherwise approved through the Mather Design Review process.</i></p>	<p><i>Only open ornamental fencing is permitted unless otherwise approved through the Mather Design Review process.</i></p>	<p><i>Fencing along property or lease boundaries is permitted, subject to the Mather Design Review process</i></p>	<p><i>Fencing shall be 6 feet high composed of solid wood, masonry or chain link with slats. Said perimeter fence shall be reduced in height to 2 1/2 feet wherever it is located within 25 feet of a street right-of-way.</i></p>
<p><i>Only open ornamental fencing is permitted unless otherwise approved through the Mather Design Review process.</i></p>	<p><i>Only open ornamental fencing is permitted unless otherwise approved through the Mather Design Review process.</i></p>	<p><i>Fencing along property or lease boundaries is permitted, subject to the Mather Design Review process</i></p>	<p><i>Fencing shall be 6 feet high composed of solid wood, masonry or chain link with slats. Said perimeter fence shall be reduced in height to 2 1/2 feet wherever it is located within 25 feet of a street right-of-way.</i></p>

Perimeter fencing

Trash & recycling containers, enclosures

Section 315-50 and 51.

For the purposes of interpreting this section, residential uses are equivalent to residentially zoned property.

Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.

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For the purposes of interpreting this section, residential uses are equivalent to residentially zoned property.

Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.

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Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.

SPA ZONING CATEGORIES

		Mather Airport District (See Table 4 for the Airport Open Space Subarea)	
Industrial District		North Airport Industrial Subarea	South Airport Industrial Subarea
<i>Underlying zone</i>	Industrial Office Park (MP), Light Industrial (M-1)	Industrial Office Park (MP), Light Industrial (M-1). See also the Mather Field Airport Master Plan.	Industrial Office Park (MP), Light Industrial (M-1). See also the Mather Field Airport Master Plan.
<i>Permitted uses</i>	Those uses permitted in the M-P and M-1 zones as listed in Section 230-11.	Those uses permitted in the M-P and M-1 zones as listed in Section 230-11 and other airport related activities.	Those uses permitted in the M-P and M-1 zones as listed in Section 230-11 and other airport related activities.
<i>Existing structures Appeals or exceptions</i>	All existing structures shall be considered legal non-conforming. All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.	All existing structures shall be considered legal non-conforming. All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.	All existing structures shall be considered legal non-conforming. All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.
<i>Height</i>	General height standards, Section 301-20 through 301-25 and the Industrial Development Standards, Section 325-04 <i>No building or structure ... shall have a height greater than 100 feet. ... (if) contiguous to a ... (residential parcel), said structure or building may not exceed 24 feet in height ... or a use permit is required. See zoning code for complete text.</i>	General height standards Section 301-20 through 301-25 and the Industrial Development Standards, Section 325-04 <i>No building or structure ... shall have a height greater than 100 feet. ... (if) contiguous to a ... (residential parcel), said structure or building may not exceed 24 feet in height ... or a use permit is required. See zoning code for complete text.</i>	General height standards Section 301-20 through 301-25 and the Industrial Development Standards, Section 325-04 <i>No building or structure ... shall have a height greater than 100 feet. ... (if) contiguous to a ... (residential parcel), said structure or building may not exceed 24 feet in height ... or a use permit is required. See zoning code for complete text.</i>

SPA ZONING CATEGORIES

		Mather Airport District (See Table 4 for the Airport Open Space Subarea)		
Industrial District		North Airport Industrial Subarea	South Airport Industrial Subarea	Airport Runway and Environs
		that review process.	that review process.	
Lot size	M-1 Land Use Zone Standards, Section 230-24 No minimum w/ water & sewer per industrial standards.	No minimums required. Not applicable under sublease situations.	No minimums required. Not applicable under sublease situations.	No minimums required. Not applicable under sublease situations.
Lot frontage, width & depth	M-1 and M-2 Industrial Standards, Sections 230-25 & 34. Adequate depth to provide the setbacks and yards as required & reasonable buildable area to serve the intended use.	No minimums required. Not applicable under sublease situations.	No minimums required. Not applicable under sublease situations.	No minimums required. Not applicable under sublease situations.
Setbacks: Front & side street yards	There shall be a front and side street yard of at least 25 feet between any structure or use and the public street right-of-way.	There shall be a front and side street yard of at least 25 feet between any structure or use and the public street right-of-way. Where landscaping is not otherwise required, the remaining portions of either the front or side street yard may be used for off-street parking.	There shall be a front and side street yard of at least 25 feet between any structure or use and the public street right-of-way.	There shall be a front and side street yard of at least 25 feet between any structure or use and the public street right-of-way. Where landscaping is not otherwise required, the remaining portions of either the front or side street yard may be used for off-street parking.
Setbacks: Rear yard & interior side yard	Industrial Standards, Section 325-02 (b & c) These setback requirements shall not apply to the adjacent Specific Plan Airport District but shall be interpreted to apply to the adjacent Recreation District. Rear Yard: A rear yard shall not be required except where the rear of a lot in the M-1 or M-2 zone abuts a lot in any residential zone ..., O, C, O, AR-1, AR-2, or BP zone, in which case there shall be a rear yard of not less than 15 feet.	Industrial Standards, Section 325-02 (b & c) These setback requirements shall be interpreted to apply to the adjacent Main Base District. Rear Yard: A rear yard shall not be required except where the rear of a lot in the M-1 or M-2 zone abuts a lot in any residential zone ..., O, C, O, AR-1, AR-2, or BP zone, in which case there shall be a rear yard of not less than 15 feet.	Industrial Standards, Section 325-02 (b & c) These setback requirements shall not apply to the adjacent Industrial District but shall be interpreted to apply to the adjacent Recreation and Single Family Housing Districts. Rear Yard: A rear yard shall not be required except where the rear of a lot in the M-1 or M-2 zone abuts a lot in any residential zone ..., O, C, O, AR-1, AR-2, or BP zone, in which case there shall be a rear yard of not less than 15 feet.	Industrial Standards, Section 325-02 (b & c) These setback requirements shall be interpreted to apply to the adjacent Main Base District, Office Subarea and Recreation District. Rear Yard: A rear yard shall not be required except where the rear of a lot in the M-1 or M-2 zone abuts a lot in any residential zone ..., O, C, O, AR-1, AR-2, or BP zone, in which case there shall be a rear yard of not less than 15 feet.

SPA ZONE CATEGORIES

Industrial District

Mather Airport District

(See Table 4 for the Airport Open Space Subarea)

<p><i>Side Yard: A side yard shall not be required except where the side of a lot in the M-1 or M-2 zone abuts a lot in any residential zone ..., O, C-O, AR-1, AR-2, or BP zone, in which case there shall be a side yard of not less than 10 feet.</i></p>	<p>North Airport Industrial Subarea</p> <p><i>lot in the M-1 or M-2 zone abuts a lot in any residential zone ..., O, C-O, AR-1, AR-2, or BP zone, in which case there shall be a side yard of not less than 10 feet.</i></p>	<p>South Airport Industrial Subarea</p> <p><i>Side Yard: A side yard shall not be required except where the side of a lot in the M-1 or M-2 zone abuts a lot in any residential zone ..., O, C-O, AR-1, AR-2, or BP zone, in which case there shall be a side yard of not less than 10 feet.</i></p>	<p>Airport Runway and Environs</p> <p><i>Side Yard: A side yard shall not be required except where the side of a lot in the M-1 or M-2 zone abuts a lot in any residential zone ..., O, C-O, AR-1, AR-2, or BP zone, in which case there shall be a side yard of not less than 10 feet.</i></p>
<p>Landscaping</p> <p>A planter or landscaped area is required at least 25 feet wide, measured on a horizontal plane and excluding curbing, adjacent to all street rights-of-way, excluding approved driveway entrances. Any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 25 foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee. Trees shall be planted no further apart than 50 feet on center either between the curb and sidewalk or within the landscaped area adjacent to the edge of the roadway right-of-way subject to the approval of the Mather Design Review process. The planter shall include native landscape plantings as described in the Mather Field Specific Plan Design Guidelines. Landscaping near street and driveway intersections shall not exceed 2.5 feet in height.</p>	<p>A planter or landscaped area is required at least 5 feet wide, measured on a horizontal plane and excluding curbing, adjacent to all street rights-of-way, excluding approved driveway entrances. Any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 5 foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee. Trees shall be planted no further apart than 50 feet on center, at least 5 feet but no further than 10 feet from the back of the sidewalk or, if no sidewalk, edge of right-of-way. The planter shall include landscape plantings as described in the Mather Field Specific Plan Design Guidelines. Landscaping near street and driveway intersections shall not exceed 2.5 feet in height.</p> <p>The requirements of Section 315-45 (c, d, e, f, and g) shall apply.</p>	<p>A planter or landscaped area is required at least 25 feet wide, measured on a horizontal plane and excluding curbing, adjacent to all street rights-of-way, excluding approved driveway entrances. Any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 25 foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee. Trees shall be planted no further apart than 50 feet on center, at least 5 feet but no further than 10 feet from the back of the sidewalk or, if no sidewalk, edge of right-of-way. The planter shall include native landscape plantings as described in the Mather Field Specific Plan Design Guidelines. Landscaping near street and driveway intersections shall not exceed 2.5 feet in height.</p> <p>The requirements of Section 315-45 (c, d, e, f, and g) shall apply.</p>	<p>A planter or landscaped area is required at least 5 feet wide, measured on a horizontal plane and excluding curbing, adjacent to all street rights-of-way, excluding approved driveway entrances. Any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 5 foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee. The planter shall include landscape plantings as described in the Mather Field Specific Plan Design Guidelines. Landscaping near street and driveway intersections shall not exceed 2.5 feet in height.</p> <p>The requirements of Section 315-45 (c, d, e, f, and g) shall apply.</p> <p><i>Requirements include:</i></p> <ul style="list-style-type: none"> - an irrigation system and live landscaping shall be provided & maintained. - protected from vehicle

SPA ZONING CATEGORIES

Industrial District

Mather Airport District

(See Table 4 for the Airport Open Space Subarea)

	North Airport Industrial Subarea	South Airport Industrial Subarea	Airport Runway and Environs
<p>The requirements of Section 315-45 (c, d, e, f, and g) shall apply.</p> <p>Requirements include:</p> <ul style="list-style-type: none"> - an irrigation system and live landscaping shall be provided & maintained. - protected from vehicle encroachment. - may be combined with appropriate pedestrian walks & similar hard surface areas if not > 25%. Ornamental rock or gravel areas, artificial turf etc. are hard surface areas. Transit passenger waiting shelters are not hard surface areas. - they shall be cared for and maintained. 	<p>Requirements include:</p> <ul style="list-style-type: none"> - an irrigation system and live landscaping shall be provided & maintained. - protected from vehicle encroachment. - may be combined with appropriate pedestrian walks & similar hard surface areas if not > 25%. Ornamental rock or gravel areas, artificial turf etc. are hard surface areas. Transit passenger waiting shelters are not hard surface areas. - they shall be cared for and maintained. 	<p>Requirements include:</p> <ul style="list-style-type: none"> - an irrigation system and live landscaping shall be provided & maintained. - protected from vehicle encroachment. - may be combined with appropriate pedestrian walks & similar hard surface areas if not > 25%. Ornamental rock or gravel areas, artificial turf etc. are hard surface areas. Transit passenger waiting shelters are not hard surface areas. - they shall be cared for and maintained. 	<p>encroachment.</p> <ul style="list-style-type: none"> - may be combined with appropriate pedestrian walks & similar hard surface areas if not > 25%. Ornamental rock or gravel areas, artificial turf etc. are hard surface areas. Transit passenger waiting shelters are not hard surface areas. - they shall be cared for and maintained.
<p>Parking</p> <p>Parking Standards, Sections 330-01 through 330-150.</p> <p>A request for a parking reduction may be processed and approved in conjunction with approval through the adopted Mather Field Specific Plan design review process.</p> <p>Addressed by use in the zoning code Sections 330-20 to 330-69. For example: Section 330-56, manufacturing plants, requires the greater of either 1 space for each employee and each company operated vehicle or 1 space for every five hundred square feet of gross floor area and each company operated vehicle; Section 330-58, Development Standards</p>	<p>Parking Standards, Sections 330-01 through 330-150.</p> <p>A request for a parking reduction may be processed and approved in conjunction with approval through the adopted Mather Field Specific Plan design review process.</p> <p>Addressed by use in the zoning code Sections 330-20 to 330-69. For example: Section 330-56, manufacturing plants, requires the greater of either 1 space for each employee and each company operated vehicle or 1 space for every five hundred square feet of gross floor area and each company operated vehicle; Section 330-58,</p>	<p>Parking Standards, Sections 330-01 through 330-150.</p> <p>A request for a parking reduction may be processed and approved in conjunction with approval through the adopted Mather Field Specific Plan design review process.</p> <p>Addressed by use in the zoning code Sections 330-20 to 330-69. For example: Section 330-56, manufacturing plants, requires the greater of either 1 space for each employee and each company operated vehicle or 1 space for every five hundred square feet of gross floor area and each company operated vehicle; Section 330-58,</p>	<p>Pursuant to regulation by the Department of Airports.</p>

SPA ZONII

CATEGORIES

Industrial District		Mather Airport District (See Table 4 for the Airport Open Space Subarea)	
	North Airport Industrial Subarea warehouses, warehouses and storage buildings shall provide 1 space for each employee plus 1 vehicle or 1 space for every 2,000 square feet of gross floor area, whichever is greater; or Section 330-60 (c), other industrial uses, requires the number of parking spaces determined to be necessary by the Director of the Department of Public Works or his designee based upon the anticipated maximum occupant load. See Sections 330-90 through 330-100 for development standards.	South Airport Industrial Subarea warehouses, warehouses and storage buildings shall provide 1 space for each employee plus 1 vehicle or 1 space for every 2,000 square feet of gross floor area, whichever is greater; or Section 330-60 (c), other industrial uses, requires the number of parking spaces determined to be necessary by the Director of the Department of Public Works or his designee based upon the anticipated maximum occupant load. See Sections 330-90 through 330-100 for development standards.	Airport Runway and Environs
<p>warehouses, warehouses and storage buildings shall provide 1 space for each employee plus 1 vehicle or 1 space for every 2,000 square feet of gross floor area, whichever is greater; or Section 330-60 (c), other industrial uses, requires the number of parking spaces determined to be necessary by the Director of the Department of Public Works or his designee based upon the anticipated maximum occupant load. See Sections 330-90 through 330-100 for development standards.</p>	<p>warehouses, warehouses and storage buildings shall provide 1 space for each employee plus 1 vehicle or 1 space for every 2,000 square feet of gross floor area, whichever is greater; or Section 330-60 (c), other industrial uses, requires the number of parking spaces determined to be necessary by the Director of the Department of Public Works or his designee based upon the anticipated maximum occupant load. See Sections 330-90 through 330-100 for development standards.</p>	<p>warehouses, warehouses and storage buildings shall provide 1 space for each employee plus 1 vehicle or 1 space for every 2,000 square feet of gross floor area, whichever is greater; or Section 330-60 (c), other industrial uses, requires the number of parking spaces determined to be necessary by the Director of the Department of Public Works or his designee based upon the anticipated maximum occupant load. See Sections 330-90 through 330-100 for development standards.</p>	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p> <p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written request from the Sacramento County Department of Military Base Conversion.</p>
<p>Signs: Off site sign provisions</p>	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p> <p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written request from the Sacramento County Department of Military Base Conversion.</p>	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p> <p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written request from the Sacramento County Department of Military Base Conversion.</p>	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p> <p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written request from the Sacramento County Department of Military Base Conversion.</p>

SPA ZONING CATEGORIES

		Mather Airport District (See Table 4 for the Airport Open Space Subarea)	
Industrial District		North Airport Industrial Subarea Commercial and Industrial Standards, Sections 335-20 and 21.	South Airport Industrial Subarea Commercial and Industrial Standards, Sections 335-20 and 21.
<p><i>Signs:</i> <i>On-site sign provisions</i></p>	<p>Commercial and Industrial Standards, Sections 335-20 and 21.</p> <p>Unless otherwise specified in these Specific Plan Standards, all other provisions of the zoning code applicable to M-1 zoning shall apply.</p> <p>See zoning code text for complete description. The following is a very brief summary only.</p> <p>In general, for signs attached to buildings, the total area of all signs attached to a building ... with a 50 foot or greater setback from the street right-of-way line, ... shall not exceed 3 square feet per foot of building frontage ... No sign ... shall project above the roof of a building ... with some exceptions allowed.</p> <p>In general, directory signs shall not exceed 200 square feet. Directory pole/monument signs ... shall be set back not less than 10 feet from existing public street improvements or right-of-way line... The maximum height .. shall be 25 feet.</p> <p>In general, non-directory signs shall be allowed an area of 1 square foot per foot of the public street frontage with a maximum of 200 square feet. Nondirectory pole signs ... shall be set back not less than 10 feet from existing public street improvements of right-of-way line ... The</p>	<p>Commercial and Industrial Standards, Sections 335-20 and 21.</p> <p>Unless otherwise specified in these Specific Plan Standards, all other provisions of the zoning code applicable to M-1 zoning shall apply.</p> <p>See zoning code text for complete description. The following is a very brief summary only.</p> <p>In general, for signs attached to buildings, the total area of all signs attached to a building ... with a 50 foot or greater setback from the street right-of-way line, ... shall not exceed 3 square feet per foot of building frontage ... No sign ... shall project above the roof of a building ... with some exceptions allowed.</p> <p>In general, directory signs shall not exceed 200 square feet. Directory pole/monument signs ... shall be set back not less than 10 feet from existing public street improvements or right-of-way line... The maximum height .. shall be 25 feet.</p> <p>In general, non-directory signs shall be allowed an area of 1 square foot per foot of the public street frontage with a maximum of 200 square feet. Nondirectory pole signs ... shall be set back not less than 10 feet from existing public street improvements of right-of-way line ... The</p>	<p>Pursuant to regulation by the Department of Airports.</p> <p>Unless otherwise specified in these Specific Plan Standards, all other provisions of the zoning code applicable to M-1 zoning shall apply.</p> <p>See zoning code text for complete description. The following is a very brief summary only.</p> <p>In general, for signs attached to buildings, the total area of all signs attached to a building ... with a 50 foot or greater setback from the street right-of-way line, ... shall not exceed 3 square feet per foot of building frontage ... No sign ... shall project above the roof of a building ... with some exceptions allowed.</p> <p>In general, directory signs shall not exceed 200 square feet. Directory pole/monument signs ... shall be set back not less than 10 feet from existing public street improvements or right-of-way line... The maximum height .. shall be 25 feet.</p> <p>In general, non-directory signs shall be allowed an area of 1 square foot per foot of the public street frontage with a maximum of 200 square feet. Nondirectory pole signs ... shall be set back not less than 10 feet from existing public street improvements of right-of-way line ... The</p>

CATEGORIES

SPA ZONING

Industrial District	(See Table 4 for the Airport Open Space Subarea)		Mather Airport District
	North Airport Industrial Subarea	South Airport Industrial Subarea	Airport Runway and Environs
<p>maximum height ... with a 10 foot setback from the street right-of-way line shall be 10 feet. The height of the sign may be increased one foot for each foot the setback of the sign is increased, provided, however, the maximum height of the sign shall not exceed 25 feet in any case.</p> <p>See zoning code for spacing, illumination and off-site sign requirements. Illuminated signs are allowed as specified.</p> <p>Section 301-60 through 66.</p>	<p>maximum height ... with a 10 foot setback from the street right-of-way line shall be 10 feet. The height of the sign may be increased one foot for each foot the setback of the sign is increased, provided, however, the maximum height of the sign shall not exceed 25 feet in any case.</p> <p>See zoning code for spacing, illumination and off-site sign requirements. Illuminated signs are allowed as specified.</p> <p>Section 301-60 through 66.</p>	<p>maximum height ... with a 10 foot setback from the street right-of-way line shall be 10 feet. The height of the sign may be increased one foot for each foot the setback of the sign is increased, provided, however, the maximum height of the sign shall not exceed 25 feet in any case.</p> <p>See zoning code for spacing, illumination and off-site sign requirements. Illuminated signs are allowed as specified.</p> <p>Section 301-60 through 66.</p>	<p>Pursuant to regulation by the Department of Airports.</p>
<p>Open security fences are permitted such as wrought iron or chain link; however, adjacent to streets shall be wrought iron only. Fences or walls are (generally) not permitted within the setback areas of the front and side streets. Screened fences are required for outside storage of materials and equipment. See zoning code for complete description.</p> <p>Section 315-50 and 51.</p>	<p>Open security fences are permitted such as wrought iron or chain link; however, adjacent to streets shall be wrought iron only. Fences or walls are (generally) not permitted within the setback areas of the front and side streets. Screened fences are required for outside storage of materials and equipment. See zoning code for complete description.</p> <p>Section 315-50 and 51.</p>	<p>Open security fences are permitted such as wrought iron or chain link; however, adjacent to streets shall be wrought iron only. Fences or walls are (generally) not permitted within the setback areas of the front and side streets. Screened fences are required for outside storage of materials and equipment. See zoning code for complete description.</p> <p>Section 315-50 and 51.</p>	<p>Pursuant to regulation by the Department of Airports.</p>
<p>For the purposes of interpreting this section, residential uses are equivalent to residentially zoned property.</p> <p>Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be</p>	<p>For the purposes of interpreting this section, residential uses are equivalent to residentially zoned property.</p> <p>Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be</p>	<p>For the purposes of interpreting this section, residential uses are equivalent to residentially zoned property.</p> <p>Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be</p>	<p>Section 315-50 and 51.</p> <p>For the purposes of interpreting this section, residential uses are equivalent to residentially zoned property.</p> <p>Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be</p>

SPA ZONING CATEGORIES

Mather Airport District (See Table 4 for the Airport Open Space Subarea)			
Industrial District	North Airport Industrial Subarea	South Airport Industrial Subarea	Airport Runway and Environs
	located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.	located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.	located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.

TABLA

SPA ZONING CATEGORIES

	Airport Open Space Subarea of the Airport District	The Recreation District <i>(The Mather Regional Park)</i>	Commercial Recreation District	The Single Family Housing District
<i>Underlying zone</i>	See the SPA text.	See the SPA text and the Mather Regional Park Land Use Plan.	See the SPA text.	See the SPA text.
<i>Permitted uses</i>	Open space.	Passive and active recreation uses and commercial and office uses related to recreational activities as identified in the Mather Regional Park Land Use Plan.	See the text of the Mather SPA.	Residential uses.
<i>Existing structures</i>	All existing structures shall be considered legal non-conforming.	All existing structures shall be considered legal non-conforming.	Not applicable.	Per private application.
<i>Appeals or exceptions</i>	All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.	All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.	All deviations to the Development Standards shall be subject to the Mather Design Review Process. Use permits and variances shall be processed according to adopted zoning code standards.	Per private application and existing zoning code standards.
<i>Height</i>	Not applicable.	Commercial Development Standards, Section 315-44. This standards shall apply to structures within 100 feet of a residential parcel. In the active recreation areas, structures up to 150 feet may be approved without an exception if approved as part of the Mather Design Review process <i>If contiguous to a residential parcel, 24 foot maximum or a use permit is required. Otherwise, 40 foot maximum; exceptions allowed to a 150 foot maximum, however, cannot exceed 2.5 FAR.</i>	Institutional Use Development Standards Section 320-01. <i>40 feet with exceptions.</i>	Per private application.
<i>Lot frontage, width & depth</i>	Not applicable.	Not applicable.	Commercial Standards (SC, LC, GC, AC, TC) Section 315-41(c) <i>Individual lot frontage on a public</i>	Per private application.

SPA ZONING CATEGORIES

	Airport Open Space Subarea of the Airport District	The Recreation District <i>(The Mather Regional Park)</i>	Commercial Recreation District	The Single Family Housing District
<i>Setbacks: Front & side street yards</i>	Not applicable.	<p>Commercial Standards, Section 315-42 (b)</p> <p><i>At least 50 feet between any structure & the public street right-of-way. Can be reduced to 25 feet if buildable area created, an equivalent square foot of additional planter or landscaped area is provided in the corresponding front or side street yard.</i></p>	<p>Commercial Standards, Section 315-42 (b)</p> <p><i>Any reception center prison facilities, including fencing, must have a minimum setback of 100 feet from the edge of the public right-of-way.</i></p> <p><i>At least 50 feet between any structure & the public street right-of-way. Can be reduced to 25 feet if for each square foot of additional buildable area created, an equivalent square foot of additional planter or landscaped area is provided in the corresponding front or side street yard.</i></p>	Per private application.
<i>Setbacks: Rear yard & interior side yard</i>	Not applicable.	<p>Pursuant to the requirements of the Mather Regional Park Land Use Plan except where adjacent to a residential use, a 25 foot setback is required for all structures, active use areas, parking areas or similar or related uses.</p>	<p>Commercial Standards, Section 315-43 (b, c, d, e & f)</p> <p><i>At least 25 feet between any structure and the boundary line of any adjacent residential, recreational, agricultural, or agricultural-residential zone; otherwise a rear or interior side yard is not required. (Exceptions allowed including for mechanical equipment).</i></p>	Per private application.

<p>Lot size</p>	<p>Not applicable.</p>	<p>Not applicable.</p>	<p>No minimum w/ water & sewer per commercial standards.</p>	<p>Per private application.</p>
<p>Landscaping</p>	<p>Not applicable.</p>	<p>Pursuant to the Mather Regional Park Land Use Plan</p>	<p>A planter or landscaped area is required at least 25 feet wide, measured on a horizontal plane and excluding curbing, shall be provided adjacent to all streets rights-of-way, excluding approved driveway entrances. Any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 25 foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee. Trees shall be planted no further apart than 50 feet on center, at least 5 feet but no further than 10 feet from the back of the sidewalk or, if no sidewalk, edge of right-of-way. The planter shall include native landscape plantings as described in the Mather Field Specific Plan Design Guidelines. Landscaping near street and driveway intersections shall not exceed 2.5 feet in height.</p> <p>The requirements of Section 315-45 (c, d, e, f, and g) shall apply.</p> <p>Requirements include:</p> <ul style="list-style-type: none"> - an irrigation system and live landscaping shall be provided & maintained. - protected from vehicle encroachment. - may be combined with 	<p>Per private application</p>

			<p><i>appropriate pedestrian walks & similar hard surface areas if not > 25%. Ornamental rock or gravel areas, artificial turf etc. are hard surface areas. Transit passenger waiting shelters are not hard surface areas. they shall be cared for and maintained.</i></p>	Per private application
Parking	Not applicable.	<p>Parking Standards, Sections 330-01 through 330-150.</p> <p>A request for a parking reduction may be processed and approved in conjunction with approval through the adopted Mather Field Specific Plan design review process.</p> <p><i>Addressed by use in the zoning code Sections 330-20 to 330-69. See Sections 330-90 through 330-100 for development standards.</i></p>	<p>Parking Standards, Sections 330-01 through 330-150.</p> <p>A request for a parking reduction may be processed and approved in conjunction with approval through the adopted Mather Field Specific Plan design review process.</p> <p><i>Addressed by use in the zoning code Sections 330-20 to 330-69. See Sections 330-90 through 330-100 for development standards.</i></p>	Per private application
Signs: Off site sign provisions	Not applicable.	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p> <p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written</p>	<p>Any off-site directional signs must be a part of a Mather Field-wide coordinated sign program developed by Sacramento County unless a conditional use permit is approved by the Project Planning Commission. The findings listed in Section 335-33(b) shall apply. Any off-site sign must be a monument type sign; each sign may not exceed 56 square feet in area and 6 feet in height.</p> <p>Any existing off-site directional signs in existence at the time of adoption of the Mather Field Specific Plan will be considered a non-conforming use and must be removed within 60 days of written</p>	Per private application

<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>Not applicable.</p>	<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>The number of signs shall be determined by Sacramento County consistent with provisions of the Mather Regional Park Land Use Plan. Each individual sign (free-standing or signs attached to buildings) shall not exceed 60 square feet (computation of area pursuant to zoning code section 130-160). The maximum height of any sign shall be 6 feet. All signs shall be setback a minimum of 10 feet from the public street right-of-way. Setbacks from non-public streets shall be determined by the Sacramento County Park and Recreation District.</p>	<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>Industrial Office Park Standard, Section 335-25 (a)</p> <p>Illumination is allowed pursuant to Section 335-20(e) and subject to the adopted Mather Specific Plan design review procedures.</p> <p>The property boundaries forming a lease or sublease from the County or the Federal Government may be considered equivalent to a parcel boundary for the purposes of interpreting sign regulations; however, this exception does not apply to the division of a single building.</p> <p><i>1 monument sign is permitted on each parcel set back at least 10 feet from existing public street improvements or right-of-way line as provided in Section 335-09.5(g), limited to not more than 40 square feet on one side a 5 feet in height. In addition to the above, 1 directory sign (monument type) is permitted at the entrance to a development containing multiple uses. Each business may have 1 sign attached flat against the wall of the building in which that business is located, such that the total area of all signs attached to any one building does not exceed 5% of the area of the wall upon which those signs are attached.</i></p>	<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>Per private application</p>
<p>Signs: <i>On-site sign provisions</i></p>	<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>Section 301-60 through 64.</p> <p>Open security fences are permitted</p>	<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>Section 301-60 through 64.</p> <p>Open security fences are permitted</p>	<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>Per private application</p>
<p>Fencing</p>	<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>Section 301-60 through 64.</p> <p>Open security fences are permitted</p>	<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>Section 301-60 through 64.</p> <p>Open security fences are permitted</p>	<p>request from the Sacramento County Department of Military Base Conversion.</p> <p>Per private application</p>

<p>Trash & recycling containers, enclosures</p>	<p>such as wrought iron or chain link. Fences or walls are not permitted within the setback areas of the front and side streets. Screened fences are required for outside storage of materials and equipment. See zoning code for complete description.</p> <p>Section 315-50 and 51.</p> <p>For the purposes of interpreting this section, residential uses are equivalent to residentially zoned property.</p> <p>Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.</p>	<p>such as wrought iron or chain link. Fences or walls are not permitted within the setback areas of the front and side streets. Screened fences are required for outside storage of materials and equipment. See zoning code for complete description.</p> <p>Section 315-50 and 51.</p> <p>For the purposes of interpreting this section, residential uses are equivalent to residentially zoned property.</p> <p>Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.</p>	<p>such as wrought iron or chain link. Fences or walls are not permitted within the setback areas of the front and side streets. Screened fences are required for outside storage of materials and equipment. See zoning code for complete description.</p> <p>Section 315-50 and 51.</p> <p>For the purposes of interpreting this section, residential uses are equivalent to residentially zoned property.</p> <p>Trash & recycling containers shall be within an enclosed masonry area, with a surrounding wall of at least 6 feet but no higher than 8 feet. The enclosure shall be consistent with the architecture of the area in which it is located. The enclosure shall be located at least 25 feet from any public street and 15 feet from the edge of pavement of a private street and 25 feet from any residentially zoned property.</p>	<p>Per private application</p>
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SECTION 603-20.14

Road Improvement and Maintenance Standards

Litter Removal. Remove debris in roadway. No roadside pickup. Low response priority.

Drain Inlets and Laterals. Respond to inlet blockage as specific flooding is identified. Low response.

Fencing and Walls. Remove damaged structures for pedestrian safety concerns only.

Toxic Spills. Same response as normal County roads.

Graffiti Removal. None.

Landscaping. Maintain the function of those irrigation systems that fall wholly within the right-of-way with the standard response level. Perform periodic mowing or spraying to keep growth to a 6-inch maximum height. No applications of fertilizers, weed controls, aeration or edging.

Secondary Roadways

Signs and Markings. Perform periodic inventory for adequacy of existing traffic control devices; recommend warning and regulatory signs as necessary. Replace signs that have lost their reflective quality. Replace striping on a periodic cycle. Demarcate fixed objects. Repair or replace damaged signs with the standard response level. This is to County standards.

Street Lights and Traffic Signals. Maintain the function of those lighting systems that fall wholly within the right-of-way with the standard response level. A programmed rehabilitation schedule shall not be applied unless there are economic advantages to do so. Install safety lighting as necessary.

Pavement. Response priority for pavement repair can be considered moderate and will concentrate on maintaining the pavement in a safe, passable condition. A programmed resurfacing or rehabilitation treatment shall not be applied unless there are economic advantages as determined by the Transportation Division.

Sweeping. For significant spills and periodic sweeping on designated bike routes only.

Curb, Gutter and Sidewalk. Do not include in replacement inventory. Make temporary repairs with asphalt concrete.

Trees. Trim as necessary for passage of vehicles, and trim limbs and roots that create potential hazards. Remove limbs in roadway. Low response priority.

Culverts and Bridges. Perform periodic safety inspections. Replace culverts as prioritized with other locations within the county. Remove debris as specific flooding is identified. Moderate response priority for flooding.

Roadside Ditches. Mow or spray for visibility and when vegetation prevents storm water from leaving the roadway only. Clean ditches as specific flooding is identified. Moderate response priority.

Litter Removal. Remove debris in roadway and from roadside. Moderate response priority.

Drain Inlets & Laterals. Respond to inlet blockage as specific flooding is identified. Moderate response priority.

Fencing and Walls. Remove damaged structures for pedestrian safety concerns only.

Road Improvement and Maintenance Standards

Road Maintenance Standards

Tertiary Roadways

Signs and Markings. Perform periodic inventory for adequacy of existing traffic control devices; recommend warning and regulatory signs as necessary. Replace signs that have lost their reflective quality. Replace striping that is seriously below standard. Demarcate fixed objects. Repair or replace damaged signs with the standard response level.

Street Lights and Traffic Signals. Many street lights have low wattage and obtain their service from buildings. These lights may be considered as non-county lights. Perform an inventory of those lights that may have systems. Maintain the function of those systems that fall wholly within the right-of-way with the standard response level.

Pavement. Response priority for pavement repair can be considered low and will concentrate on maintaining the

pavement in a safe, passable condition. A programmed resurfacing or rehabilitation treatment shall not be applied unless there are economic advantages as determined by the Transportation Division.

Sweeping. For significant spills only.

Curb, Gutter and Sidewalk. Do not include in replacement inventory. Make temporary repairs with asphalt concrete.

Trees. Trim as necessary for passage of vehicles. Remove limbs in roadway. Low response priority.

Culverts and Bridges. Remove debris as specific flooding is identified. Low response priority.

Roadside Ditches. Mow or spray for visibility and when vegetation prevents storm water from leaving the roadway only. Clean ditches as specific flooding is identified. Low response priority.

Toxic Spills. Same response as normal County roads.

Graffiti Removal. Remove graffiti on County-owned facilities.

Landscaping. Maintain the function of existing irrigation systems with the standard response level. A programmed rehabilitation treatment of the existing irrigation system shall not be applied unless there are economic advantages as determined by the Transportation Division. Perform periodic mowing or spraying to keep growth to a four-inch maximum height. No applications of fertilizers, weed controls, aeration, or edging.

Primary Roadways

It is assumed that the EDA roadway improvement project will upgrade those facilities within the project limits to the current County standards, maintained to the standard level. On those primary roadways not included in the EDA project, the following standards shall apply:

Signs and Markings. Same response as normal County roads.

Street Lights and Traffic Signals. Maintain the function of those lighting systems that fall wholly within the right-of-way with the standard response level. A programmed rehabilitation schedule shall build upon the "backbone" system that will be installed by the EDA project and prioritized with other locations within the County.

Pavement. Same response as normal County roads. A programmed resurfacing schedule shall be prioritized with other locations within the County.

Sweeping. Same response as normal County roads.

Curb, Gutter and Sidewalk. Include damaged sections in replacement inventory and prioritized with other locations within the County.

Trees. Same response as normal County standards.

Culverts and Bridges. Perform periodic safety inspections. Replace culverts as necessary. Remove debris as specific flooding is identified. Same response as normal County roads.

Roadside Ditches. Same response as normal County roads, including upgrades to enhance drainage.

Litter Removal. Same response as normal County roads.

Drain Inlets and Laterals. Same response as normal County roads.

Fencing and Walls. Same response as normal County roads, including replacement.

Toxic Spills. Same response as normal County roads, including graffiti that is visible from the street.

Landscaping. Maintain the function of existing irrigation systems with the standard response level. A programmed rehabilitation schedule shall build upon the "backbone" system that will be installed by the EDA project and prioritized with other locations within the County. Perform increased mowing cycles and the applications of fertilizers, weed controls, aeration or edging.

Road Improvement Standards

Primary Roadways

In general, the County Improvement Standards will apply as modified by the road configuration and landscaping shown in the Specific Plan. These improvements could be deferred for a short time when existing buildings are occupied; however, an in-lieu fee would be taken for construction of the improvements with a larger future project, where the whole block can be addressed.

Street Lights. The installation of decorative streetlights that are consistent with the EDA roadways should be encouraged in the Main Base Area. On the remainder of the streets, standard streetlights would be installed.

Frontage Improvements. Install road widening to the ultimate width identified in the Specific Plan and construct standard curb and gutter, with appropriate longitudinal profile to establish road drainage and provide a variable overlay to transition the new lip of curb to the existing road grade. Install or augment existing sidewalks and ramps to comply with Americans with Disabilities Act standards. Improve corner radii so that bus turning movements can be accommodated. Small radii should be installed on intersections with one-way streets to discourage wrong-way turns and shorten the crosswalk length.

Landscape Improvements. A landscape master plan should be prepared for each design district, and the plantings and irrigation should be installed per that plan.

Water Distribution, Sanitary Sewer and Stormwater Drainage. Assessment of the existing facilities for condition and capacity will be made, and the adequacy of the existing facilities shall be made by the various County departments.

Secondary Roadways

Street Lights. The installation of decorative streetlights that are consistent with the EDA roadways should be encouraged in the Main Base Area. On the remainder of the streets, standard streetlights would be installed.

Frontage Improvements. Install or augment existing sidewalks and ramps to comply with ADA standards.

Water Distribution, Sanitary Sewer and Stormwater Drainage. Assessment of the existing facilities for condition and capacity will be made, and the adequacy of the existing facilities shall be made by the various County departments.

Tertiary Roadways

Water Distribution, Sanitary Sewer and Stormwater Drainage. Assessment of the existing facilities for condition and capacity will be made, and the adequacy of the existing facilities shall be made by the various County Departments.

EXHIBIT "A"

**AMENDMENTS TO MATHER FIELD
SPECIAL PLANNING AREA (SPA) (ORDINANCE SZC 97-0021)
(ASSOCIATED WITH THE MATHER FIELD
SPA APPLICATION 93-ZOB-0457)**

AMEND SECTION 603-14 F TO READ:

- F. SINGLE FAMILY HOUSING AND RELATED CHURCH, SCHOOL AND PARK FACILITIES DISTRICT.** The boundaries of this district are identified in Section 603-20.8. This district is intended to allow the consideration of conversion of the former military base housing and related church, school and park facilities to private residences with associated neighborhood church, school and park facilities.
1. **Single Family Residences and Parks Subarea** - Conversion of the existing residences and parks/open space, identified as "Site D" in Section 603-20.8 to single family residential units on separate lots with parks and open space is permitted provided a tentative subdivision map is processed to the Board of Supervisors. Lotting and setbacks shall be in accordance with the RD-5 zone, except deviations from lot area, lot depth, lot width, lot street frontage, front yard setback, side street yard setback, rear yard setback and side yard setback is permitted subject to approval of a Special Development Permit and Land Division Ordinance Exception by the Board of Supervisors, considered in conjunction with the aforementioned tentative subdivision map. The total number of units shall not exceed 1,283.
 2. **Church Subarea** - The existing church facility, identified as "Site A" in Section 603-20.8, is intended to remain and may operate without a conditional use permit as an existing legal non-conforming use. Any expansion of the church facility would require compliance with Zoning Code requirements including obtaining a use permit pursuant to the Residential Land Use Tables, Section 201-02 and special conditions referenced in Section 201-04.
 3. **Schools Subarea** - The Kitty Hawk and Mather Schools, identified as "Site B" and "Site C" in Section 603-20.8, are permitted uses within the Single Family Housing District. Expansion of these facilities shall be subject to the Institutional Use Development Standards set forth in Zoning Code Title III, Chapter 20.

AMEND SECTION 603-19 TO READ:

- 603-19. PERFORMANCE STANDARDS FOR MATHER FIELD EXCEPT THE SINGLE FAMILY RESIDENCES AND PARKS SUBAREAS AS IDENTIFIED IN SECTION 603-20.8 AS "Site D." The following performance standards must be met by all public and private development projects and lease and/or sales of existing buildings, facilities and/or property within the Mather Field SPA area except for the Single Family Residences and Parks Subarea as identified in Section 603-20.8 as "Site D."

ADD SECTION 603-19.1

- 603-19.1 PERFORMANCE STANDARDS FOR MATHER FIELD SINGLE FAMILY RESIDENCES AND PARKS AS IDENTIFIED IN SECTION 603-20.8 AS "Site D." The following performance standards must be met by all public and private development projects to convert the existing residences and parks in Capehart and Wherry Villages, as identified in Section 603-20.8 as "Site D", to single family residential lots with park and open space facilities.

Land Use

1. Use is limited to one or two story single family detached homes, public or private parks, open space, garage sales, home occupations, and accessory structures.

Infrastructure Provision and Financing

2. No building permit shall be issued unless each of the following has occurred:
 - a. An infrastructure financing plan for the Mather Field SPA has been adopted by the Board of Supervisors and the resulting financing mechanism has been implemented;
 - b. An agreement, in a form acceptable to the Public Works Agency and County Counsel, is executed which obligates the owner, lessor or lessee to contribute annually an amount, determined by the Public Works Administrator, to the Mather Field Public Facilities Financing Plan Public Landscape, Lighting and Bike Path Maintenance Cost Burden, to finance the cost of landscape, lighting and bike path maintenance apportioned to the individual project, in the Mather Field SPA. Any such agreement shall include adjustments based upon changes in construction cost estimates,

maintenance cost estimates, appropriate cost indexes and further refinements of the facilities to be financed; and

- c. A mechanism is operative which will provide a level of law enforcement and fire protection services within the boundaries of the SPA which has been approved by the Board of Supervisors.

Water Supply

3. No building permits beyond the 1,271 units shall be granted for development which results in a cumulative water demand exceeding existing Mather Field water supply capacity (i.e., an average water use of 5,000 AFA or 4.6 MGD), until the Sacramento County board of Supervisors adopts a Master Water Plan for the Mather Field site which demonstrates that an adequate and reliable water supply (which includes supplemental surface water) will be available to serve buildout of the Mather Field specific Plan land use and the surrounding region.
4. Prior to annexation of the Mather Field Specific Plan area into Zone 40, new users, other than the 1,271 housing units, requiring a new service or upsizing of an existing service shall pay to Zone 40 a fair share contribution equivalent to the applicable Zone 40 development fee (consistent with the current method used to collect Zone 40 fees) in accordance with Ordinance No. 18 of the Sacramento County Water Agency prior to issuance of a connection permit.

Prior to annexation of the Mather Field Specific Plan area into Zone 40, new users with an existing service, other than the 1,271 housing units, shall pay to Zone 40 a fair share contribution equivalent to fifty percent (50%) of the applicable Zone 40 development fee in accordance with Ordinance No. 18 of the Sacramento County Water Agency prior to issuance of a connection permit.

5. At such time that the County of Sacramento begins to bill for water service, the water users shall begin payment to Zone 40 a fair share bi-monthly contribution equivalent to the Zone 40 user charge in accordance with Schedule B of Ordinance No. 18 of the Sacramento County Water Agency.
6. Prior to recordation of a map, project developer/owner shall agree to annex to Water Agency Zone 40 and the Sacramento County Water Maintenance District.
7. Prior to the annexation of the Mather Field Specific Plan area into the Sacramento County Water Maintenance District or Sacramento County

gaining effective control of the Mather Field Water Supply System (whichever occurs later), each water user shall pay a fair share contribution equivalent to the applicable Sacramento County Water Maintenance District fee paid prior to the issuance of a building permit. Subsequent to the County of Sacramento gaining effective control of the Mather Field Water Supply System, all water users will begin payment of a fair share contribution equivalent to the Sacramento County Water Maintenance District service charge per Chapter 15 of the Sacramento County Code.

8. Provide for the water supply facilities and improvements as identified in the "Draft Mather Field Public Facilities Finance Plan - Capital Improvement Plan Program for Single Family Housing Area." Developers' overall share of costs associated with this item shall not exceed \$537,500.
9. Given the recent perchlorate contamination, the County cannot guarantee that the existing water supply for the Mather Housing area will not become contaminated. However, each of the 1,271 housing units is deemed to be an existing customer of the Sacramento County Water Maintenance District. As such, the County will provide service to each of these units on the same basis that it provides service to any other existing residential water user within the Sacramento County Water Maintenance District service area.

Sewers

10. County Sanitation District No. 1 will accept the existing sewer system upon completion of all work necessary to bring the sewer system into compliance with the minimum County Improvement Standards. The results and recommendations of the West Yost & Associates sewer study dated February of 1997 will be used as a guideline for modifications necessary to meet the minimum County Improvement Standards. Sewer service to the proposed project will require acquisition of easement on behalf of County Sanitation District No. 1. Construction of all weather access surfaces to all manholes will be required per satisfaction of CSD #1.
11. Upon the County of Sacramento gaining effective control of the Mather Field sanitary sewer system and thereafter upon building occupancy or new construction, each new or existing commercial and/or residential use shall pay County Sanitation District (CSD-1) facility impact fees. These fees are as directed by CSD-1 ordinance SDI-29 and SRCSD ordinance SRSD-0043 and are typically paid at the time of building permit issuance. All users of sanitary sewer facilities are subject to CSD-1 and SRCSD bi-monthly service charges.

12. In conjunction with preparation of the Financing Plan for Mather Field Specific Plan, Water Quality Division staff shall identify the required new sewer infrastructure improvements and necessary repair of existing improvements to provide sewer service to the Mather Field Specific Plan area. Water Quality Division staff will oversee developer repair of the existing sewer system where such repair is required prior to acceptance by CSD-1. CSD-1 will fund repair of existing infrastructure being conveyed directly from the Air Force which provides service to multiple users. SRCSD and CSD-1 will be responsible for maintenance of the sewer infrastructure once accepted by the districts.

Drainage

13. Provide for the drainage facilities and improvements identified in the "Draft Mather Field Public Facilities Plan - Capital Improvement Plan Program for Single Family Housing Area." Said facilities and improvements shall be constructed pursuant to the Sacramento County Improvement Standards.
14. Provide drainage easements pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards.
15. If any improvements or alterations to the 100-year floodplain are necessary as determined by the Public Works Agency - Water Resources Division, petition FEMA for a Letter of Map Revision pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, prior to improvement plan approval.
16. If necessary, obtain applicable State Fish and Game and U.S. Army corps of Engineers permits prior to grading or building permit issuance.
17. Prior to recordation of final map or Improvement Plan approval, annex to the County of Sacramento Stormwater Utility pursuant to the Sacramento County Water Agency Code, and the Sacramento County Improvement Standards.
18. There will be no net loss of storage for any fill placed within the 100-year floodplain with in-kind replacement.
19. No Improvement Plans shall be approved or Building Permits issued within the Public Works delineated ultimate 100-year floodplain unless it is consistent with the requirements and provisions of the Sacramento County Floodplain Management Ordinance.

20. The existing 100-year floodplain delineation for the entire Mather Field Specific Plan area shall be submitted to FEMA for a revision to the Flood Insurance Rate Map for Sacramento County prior to issuance of building permits.
21. Lots R, 1, 2, 3, 68, 69, 77, 78, 257, 303, 304, 313, 314, 315, 316, 317, and 318 shall not be included on a final map until Mather Dam is brought in compliance with applicable safety regulations as determined by the Public Works Agency-Water Resources Division; or channel and/or culvert improvements are proposed and constructed with improvement plans, and analysis submitted to Water Resources Division that satisfactorily show referenced lots are no longer subject to dam breach flooding.

Noise (CLUP)

22. Prior to the issuance of any building permits, provide an aviation easement to the County of Sacramento for all residential areas. The aviation easement shall grant the right of flight and unobstructed passage of all aircraft into and out of Mather Airport.
23. Disclose to all prospective buyers of residential lots that the parcel is located within the Mather Airport Policy Area through notification in the Public Report prepared by the California Department of Real Estate.
24. Prior to issuance of any building permits for residential uses, submit to the Sacramento County Department of Environmental Review and Assessment an acoustical study that clearly identifies the noise insulation measures to be incorporated to provide an interior noise level of 45 dB CNEL with windows closed in any habitable room.

Biological Resources

25. Existing on-site native trees other than oaks shall be protected and preserved to the maximum extent feasible. The removal of any native tree (excluding cottonwoods) shall be mitigated by planting replacement trees (in-kind species on an inch-for-inch basis) within the subarea.
26. No tree which supports an existing large stick nest, and no dead standing tree (snag) with a cavity, shall be removed during the raptor breeding season (March 15 through August 31) unless a qualified biologist has surveyed the tree/snag during the breeding season and found no evidence of raptor nesting activity. If the survey identifies an active raptor nest, the tree/snag and nest shall be avoided while the nest is occupied with the adults and/or young. Avoidance shall include establishment of a 300-foot diameter non-disturbance buffer zone around the nest site.

27. Prior to recordation of the final subdivision map for a particular phase, an arborist report, compiled by a registered certified arborist, shall be submitted to the Department of Environmental Review and Assessment. The arborist report shall outline the health, condition, and size of all on-site oak trees over 4 inches diameter at breast height (dbh) and shall recommend actions to enhance or maintain the existing health of the oak trees. An accurate depiction of the oak tree protection area of each oak tree on the project site or any oak trees that extend onto the project site shall be shown on the final subdivision map for the project.
28. All oak trees that are 4 inches dbh or larger on the project site, all portions of adjacent off-site trees which have driplines that extend onto the project site, and all off-site oak trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:
- a. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs which make up the dripline does not change the protected area.
 - b. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the oak trees prior to initiating each phase of project construction, in order to avoid damage to the trees and their root systems. The barrier around those oak tree driplines which will be encroached into by any phase of the project can be moved subsequent to demolition and/or grading. The new barrier location shall be reviewed by the Department of Environmental Review and Assessment.
 - c. Any concrete slabs, residential structures, roadways, and any other impervious surface located within the driplines of oak trees shall be removed under the direct supervision of a certified arborist.
 - d. All oak trees over 4 inches dbh and those portions of off-site oak tree driplines which extend onto the project site shall be deep root fertilized under the direction of a certified arborist prior to either demolition and/or construction within 50 feet of the oak tree protection area.

- e. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the oak trees.
- f. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of oak trees.
- g. No grading (grade cuts or fills) shall be allowed within the driplines of oak trees with the exception of minor encroachment areas on the proposed Building/Development Plans which shall be subject to review by the Department of Environmental Review and Assessment to determine MMRP compliance.
- h. Drainage patterns on the site shall not be modified so that water collects or stands within the dripline of any oak tree.
- i. A piped aeration system shall be installed at all locations where impervious surfaces will occur within the driplines of oak trees. Plans for the aeration system shall detail the size and placement of the aeration pipers and shall be submitted to the Department of Environmental Review and Assessment for review. Installation of the aeration system shall be performed under the direct supervision of a certified arborist.
- j. No trenching shall be allowed within the driplines of oak trees. If it is absolutely necessary to install underground utilities within the dripline of a tree, the utility line shall be bored and jacked under the supervision of a certified arborist.
- k. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of oak trees.
- l. Landscaping beneath oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. No turf shall be planted within the dripline protection area of oak trees. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
- m. Submit to the Department of Environmental Review and Assessment a copy of the written contract with the public/private

agency responsible for maintenance of all front yard landscaping, parks and landscape corridors. The written contract shall contain proper landscaping and maintenance techniques within the dripline protection area of the oak trees and shall be implemented by the public agency during routine maintenance and upkeep.

29. Prior to approval of the Improvement Plans for a particular phase, which phase abuts the Morrison Creek Drainage area, indicated as Lots AA, Y, and Z on tentative map 930457, provide the following:
 - a. A wetland delineation of the proposed development area prepared by a qualified biologist, or written verification from a qualified biologist that the development area does not contain wetlands.
 - b. A special status species survey of the proposed development area prepared by a qualified biologist, or written verification from a qualified biologist that the development area does not contain special status species occurrences/habitat.
 - c. A mitigation plan which describes the measures that will be implemented to avoid or reduce any project development impacts upon wetlands and special status species habitat to a less than significant level.
30. Obtain all necessary U.S. Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary Streambed Alteration Agreements from the California Department of Fish and Game pursuant to Section 1601-1603 of the California Fish and Game Code.

Cultural Resources

31. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at 440-7914. At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the site with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. At that time a Mitigation Monitoring and Reporting Program will be initiated.

In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County

Coroner shall be immediately notified. If the remains are determined to be Native American, Guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Hazardous Substances

32. If the potential for previously unidentified contamination is suspected, or if unidentified contamination is encountered as an unforeseen condition, sampling shall be conducted by qualified personnel, in accordance with all applicable regulations to determine the constituent levels and the extent of the contamination. If contamination is identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable regulatory agencies. If remediation is deemed infeasible, construction shall be conducted by trained personnel utilizing proper personal protective equipment and practices and procedures to mitigate any health hazards.
33. If asbestos fibers are suspected or identified in soils, buried asbestos-cement pipe, or existing building materials, then additional sampling shall be performed prior to any construction activities to identify asbestos-containing materials that may be contained in building materials or obscured behind walls, above ceilings, and beneath floors. Any necessary asbestos abatement procedures or demolition activities affecting asbestos-containing material shall be performed by a licensed asbestos abatement contractor with properly trained personnel in accordance with all federal, state and local regulations.
34. If lead concentrations above levels at which abatement is required by HUD standards is suspected or identified in existing soil or structures, additional testing shall be performed, as necessary, by a licensed inspector certified by the State of California to identify lead concentrations. Any necessary lead abatement procedures shall be performed with properly trained personnel in accordance with all applicable federal, state and local regulations.
35. All contractors shall coordinate with the County, the U.S. Air Force, the U.S. EPA, the California EPA, and other involved agencies, as appropriate, to assure that construction activities do not interfere with any adjacent and/or on-site remediation activities or unduly delay either project development or site remediation.

Access / Circulation

36. All streets shall be public streets.

37. Provide the following improvements designed to make the existing streets qualify as public streets.
- a. Install ADA ramps at all street corners (i.e., street crossings).
 - b. Upgrade/install street lights consistent with Sacramento County Improvement Standards.
 - c. Dedicate visibility easements meeting Sacramento County standards at all intersections.
 - d. Replace traffic/street signs pursuant to County Improvement Standards.
 - e. Install parking restriction signs on one side or both sides of streets consistent with the table below which represents Public Works on-street parking guidelines.
 - f. Repair damaged curb, gutter, sidewalk and pavement (pavement repair may include overlays/chip seals as required) to the satisfaction of the Public Works Agency.

Street ROW (Curb to curb width)	Allowable On-Street Parking
20 feet (18 feet)	None
32 feet (27 feet)	One Side
38 feet (33 feet)	Both sides
48 feet (27 feet)	One side
54 feet (33 feet)	Both Sides

Parks and Open Space

38. Provide 6-foot fencing per section 603-20.11.5 between rear property lines of residential lots and parks and open space lots / areas. Gates into the adjoining County and local park and school district property are not allowed. The above noted fencing shall be installed in phases in conjunction with home construction phasing and completed prior to the issuance of any occupancy permit for the applicable phase. This section does not preclude the use of temporary chain link security fencing.

39. Subdivider/Developer agrees to cooperate with County in establishing a public financing mechanism for collecting a annual fee payable to the County Department of Recreation and Parks for purposes of maintaining adjoining County Open Space / Park land (i.e., fire breaks, fire control, litter control, etc.).
40. Dedicate to the Cordova Recreation and Park District all local park and landscape corridors.
41. Dedicate Open Space lots associated with local creek floodplains to the Sacramento County Public Works Agency - Water Resources Division.

Security / Crime Prevention

42. Provide the following crime prevention measures:
 - a. Solid core exterior doors
 - b. Dead bolt locks with minimum 1-inch bolt on exterior doors
 - c. Minimum 3-inch screws on dead bolt strike plates
 - d. No louver windows
 - e. Secondary locks on all sliding glass doors and windows
 - f. Devices in sliding doors and windows to preclude lifting them off of track
 - g. Minimum 4-inch address numbers that have exterior illumination

Miscellaneous

43. Provisions of any final Development Agreement shall be consistent with these performance standards.

RECEIVED

JUN 19 1997

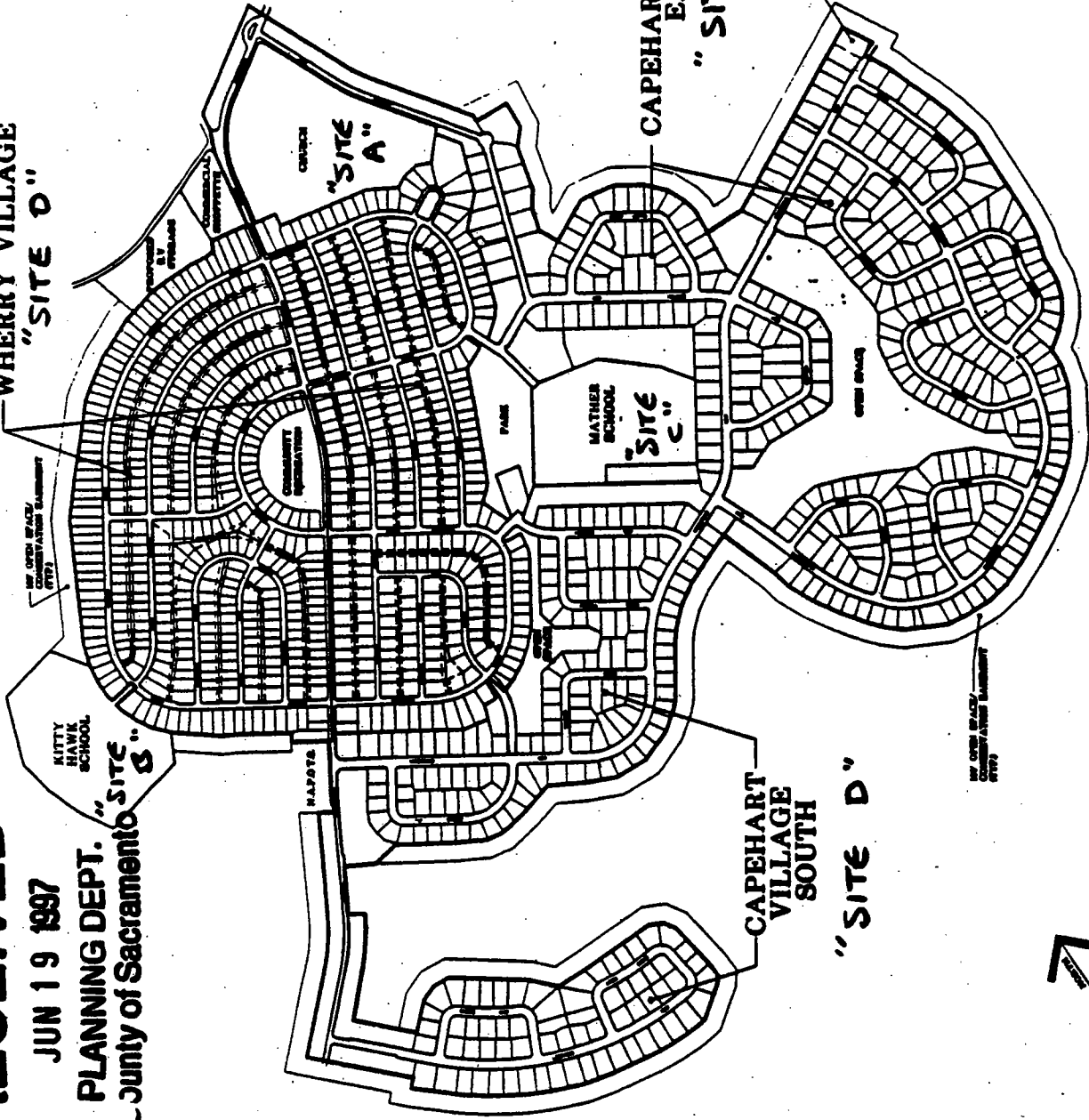
PLANNING DEPT.

County of Sacramento

WHERRY VILLAGE "SITE D"

CAPEHART VILLAGE EAST "SITE D"

CAPEHART VILLAGE SOUTH "SITE D"



Sacramento County

MATHER HOUSING

California

LEGEND
OPEN SPACE/PARK/CREATION/LAND USE (UNRESERVED)

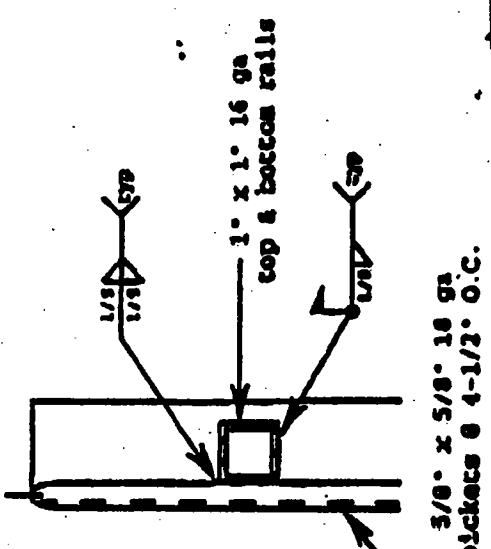
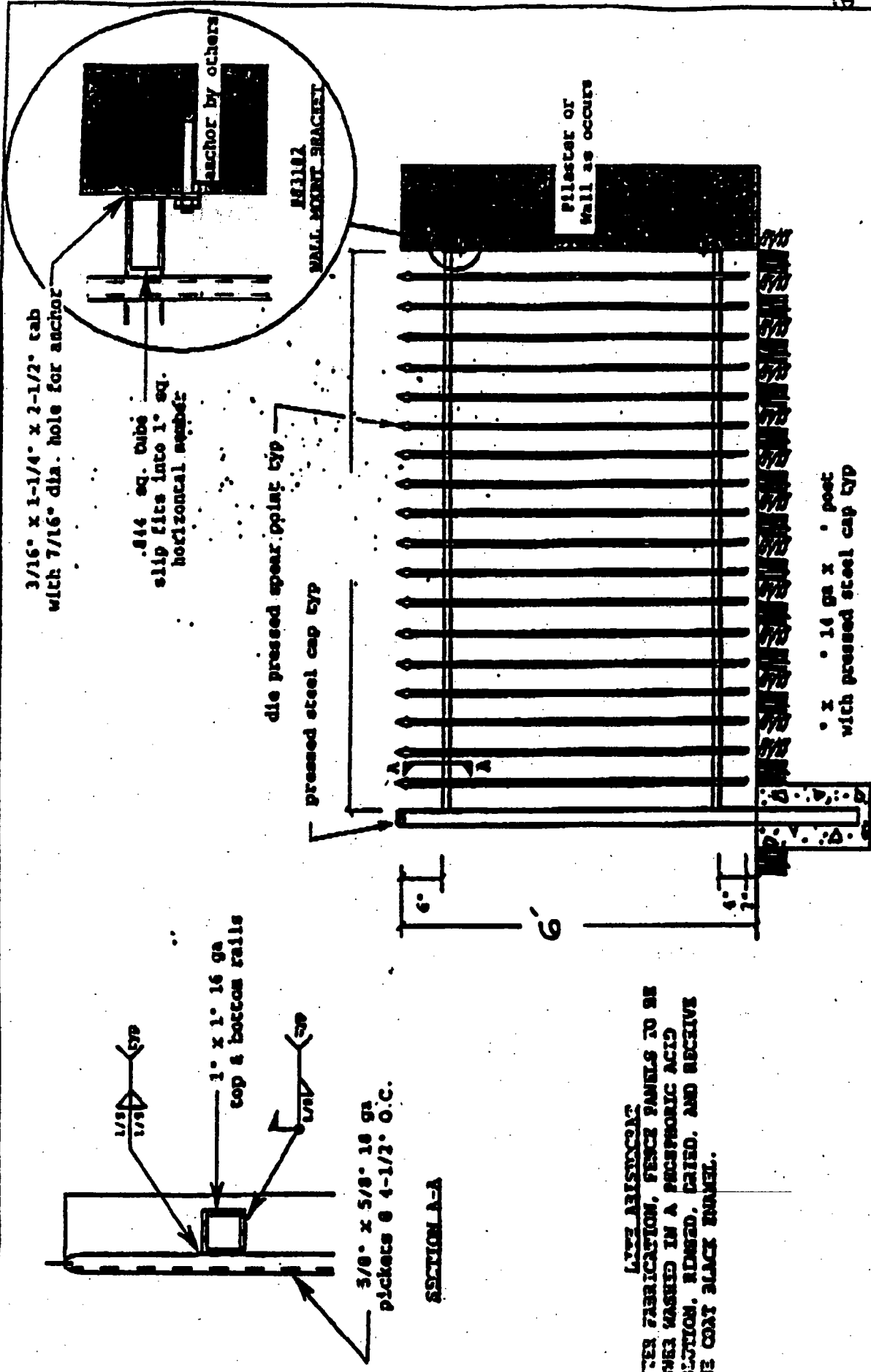
MAINTENANCE
WATER SUPPLY
SEWERAGE

Table with columns: LAND USE, AREA (ACRES), PERCENTAGE OF TOTAL AREA. Includes rows for Open Space, Park, etc.

71- Sprint

603-20.8
SINGLE FAMILY HOUSING

HOUSING AREA FENCE DETAIL SEC. 603-20.11.5



LIFE RESISTANT
 AFTER FABRICATION, FENCE PANELS TO BE POWER WASHED IN A PHOSPHORIC ACID SOLUTION, RINSED, DRIED, AND RECEIVE ONE COAT BLACK ENAMEL.

ORDINANCE NO. SZC 98-0008
(New Series)

AN ORDINANCE AMENDING THE ZONING CODE OF SACRAMENTO COUNTY, ORDINANCE NO. SZC 83-10, AS AMENDED, FOR PORTIONS OF THE MATHER FIELD SPECIAL PLANNING AREA (SPA), ORDINANCE SZC 97-0021. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO.

067-0020-025, 026, 027 and 028; 067-0050-053 and 056

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION I

Section 603-14, 603-19 and 603-20.8 of the Zoning Code of Sacramento County, Ordinance No. SZC 83-10, as amended, are amended and Section 603-20.11.5 is added as described in Exhibit "A", attached and made a part thereof.

SECTION II

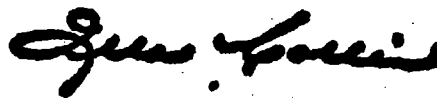
This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Nottoli, seconded by Supervisor Cox, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting hereof, this 8th day April, 1998, by the following vote to wit:

AYES: Supervisors: Cox, Dickinson, Nottoli, Collin

NOES: Supervisors: None

ABSENT: Supervisors: Johnson



Chairman of the Board of Supervisors
of Sacramento County, California



ATTEST:


Clerk of the Board of Supervisors

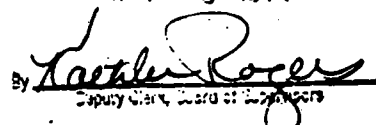
FILED

APR 8 - 1998

BOARD OF SUPERVISORS


CLERK OF THE BOARD

APR - 8 1998


Deputy Clerk, Board of Supervisors

ATTACHMENTS FOR

ORDINANCE NO. SZC-98-0008

LEWIS HOMES

93-ZOB-SPB-SDB-DGB-0457

Assessor's Parcel No. 067-0020-025, 026, 027 AND 028; 067-0050-053 AND 056

1. Exhibit "A," Amendments To Mather Field Special Planning Area (SPA)
(Ordinance SZC 97-0021) (Associated with the Mather Field SPA Application
93-ZOB-0457)

NOTE: A complete copy of each exhibit is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1."

ORDINANCE NO. SZC 98-0009
(New Series)

AN ORDINANCE AMENDING THE ZONING CODE OF SACRAMENTO COUNTY, ORDINANCE NO. SZC 83-10, AS AMENDED, INCORPORATING A DEVELOPMENT AGREEMENT FOR THE HOUSING AREA OF THE MATHER FIELD SPECIAL PLANNING AREA (SPA) ORDINANCE NO. SZC 97-0021. IDENTIFIED AS ASSESSOR'S PARCEL NOS. 067-0020-025, 026, 027 and 028; 067-0050-053 and 056

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION I

Section 101-801 of the Zoning Code of Sacramento County, Ordinance No. SZC 83-10, as amended, is hereby adopted to incorporate the above referenced Development Agreement included as Exhibit "A", attached and made a part thereof. The property described in Exhibit "A" is also known as Assessor's Parcel(s) set forth above.

SECTION II

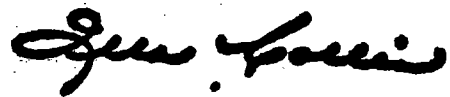
This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Nottoli, seconded by Supervisor Cox, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting hereof, this 8th day April, 1998, by the following vote to wit:

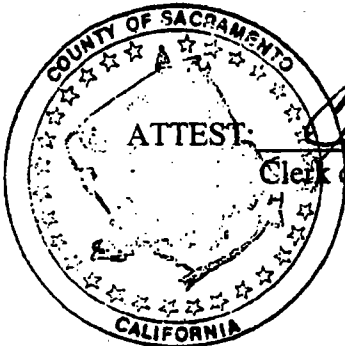
AYES: Supervisors: Cox, Dickinson, Nottoli, Collin

NOES: Supervisors: None

ABSENT: Supervisors: Johnson



Chairman of the Board of Supervisors
of Sacramento County, California





Clerk of the Board of Supervisors

FILED

APR 8 - 1998

BOARD OF SUPERVISORS


CLERK OF THE BOARD

APR - 8 - 1998
By 
Deputy Clerk, Board of Supervisors

ATTACHMENTS FOR
ORDINANCE NO. SZC-98-0009
LEWIS HOMES
93-ZOB-SPB-SDB-DGB-0457

1. Exhibit "A," An Ordinance Amending the Zoning Code of Sacramento County, Ordinance No. SZC 83-10, As Amended, Incorporating a Development Agreement For The Housing Area Of The Mather Field Special Planning Area (SPA) Ordinance No. SZC 97-0021, Identified as Assessor's Parcel No. 067-0020-025, 026, 027 and 028; 067-0050-053 and 056

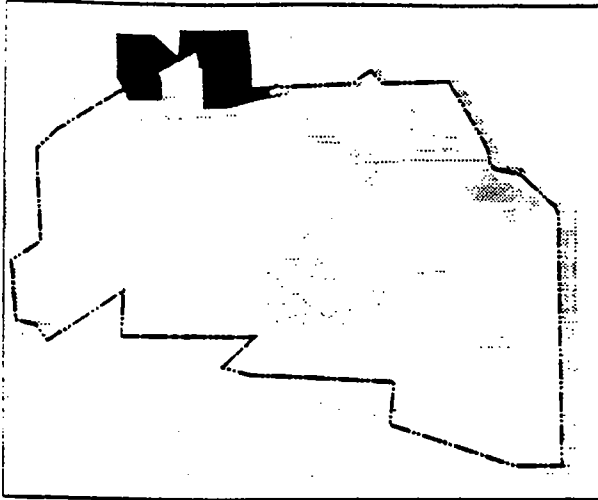
NOTE: A complete copy of each exhibit is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1."

ATTACHMENTS FOR
ORDINANCE NO. SZC-98-0009
LEWIS HOMES
93-ZOB-SPB-SDB-DGB-0457

1. Exhibit "A," An Ordinance Amending the Zoning Code of Sacramento County, Ordinance No. SZC 83-10, As Amended, Incorporating a Development Agreement For The Housing Area Of The Mather Field Special Planning Area (SPA) Ordinance No. SZC 97-0021, Identified as Assessor's Parcel No. 067-0020-025, 026, 027 and 028; 067-0050-053 and 056

NOTE: A complete copy of each exhibit is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1."

Campus Area



Overall District Role and Character

The Campus Area surrounds the central core of the Main Base, and is planned for a wide range of educational, recreational, commercial and institutional uses. This area will be developed as a campus that utilizes large open space areas to unify the various entities. The Campus Area will be home to large users and a major community park, and will be composed of existing as well as new buildings. A number of design guidelines have been developed to create a high quality landscaped image that can unify and create a cohesive development (see Figure 13):

Entry Road

- Mather Field Road should be well landscaped, with trees planted 25 feet on center on both sides of the street to mark the arrival at the facility, create a

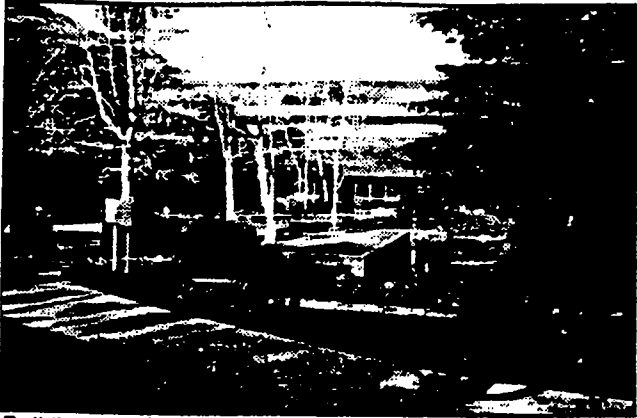
positive and attractive appearance, and extend the entry sequence into the base.

Landscape Setbacks

- New development should incorporate generous landscaped setback areas between the street and parking areas. As a guideline, a 25-foot minimum landscaped setback should be provided adjacent to all streets.
- Landscaping within the setback area could incorporate berms (no higher than three feet) and/or walls (no greater than 24 inches) that screen parking areas from view. The setback areas should include at least two rows of shade trees as well as groundcover and shrubbery, as appropriate. Pedestrian pathways should also be included, to connect parcels with one another.

Parcelization and Parking

- The Campus Area should be composed of larger parcels that can accommodate large institutional and R&D users. Buildings should be encouraged to create open spaces that are related to one another. Minor roads within the area, (i.e., south of the McKinney housing area) should be eliminated, where possible, to create larger, more efficient parcels, and to create opportunities for more innovative site planning and campus design.
- To the extent possible, parking areas should be concentrated away from building complexes, so as to create a more park-like and pedestrian character within the parcel.



Buildings within the Campus Area should be organized around open spaces and courtyards.

- An "orchard" planting consisting of trees in tight rows, or as part of a larger open space pattern, is encouraged in surface parking areas.

Building Orientation and Organization

- Buildings should be organized within clusters around open spaces linked by walks and pathways. Major entryways and public functions should be oriented to the open space and interconnected with pathways that link from parcel to parcel and weave the entire district together. Buildings should express the entryways through windows, primary doorways and landscape treatment.
- To the extent feasible, people-oriented activities, such as administrative offices, should be located toward the internal open space. Loading and storage areas should be located toward the interior of the site and screened from view by buildings, if possible.
- Buildings and clusters of buildings should be organized around open spaces and linked to one another.

Pathways and pedestrian easements should provide access between parcels, and should be tied to the system and organizational structure provided by streets and open spaces.

- New and existing groups of buildings should be configured to reinforce or create quadrangle and courtyard areas between buildings. Within the open space areas, special plantings, fountains, benches, and other amenities should be encouraged in order to create usable places to sit, socialize and gather.

Fencing, Walls and Hedges

- Fencing should be discouraged between parcels and buildings to the extent feasible (except around the transitional housing), to maximize the amenity of the campus open space areas.

Landscaping

- A landscape master plan should be prepared for each of the parcels within the Campus Area, and should be an intrinsic part of the overall site planning for each parcel. The master plan should address not only onsite issues, but also establish pedestrian pathways between buildings within the Campus and the park, between the Campus and the Main Base Area, and internal connections between Campus buildings. Landscape plans should be reviewed as part of the design review process (described in the Implementation chapter).
- The master plan should also specify a planting palette, specifying trees, shrubs and groundcover to be used in the area, and planting specifications.

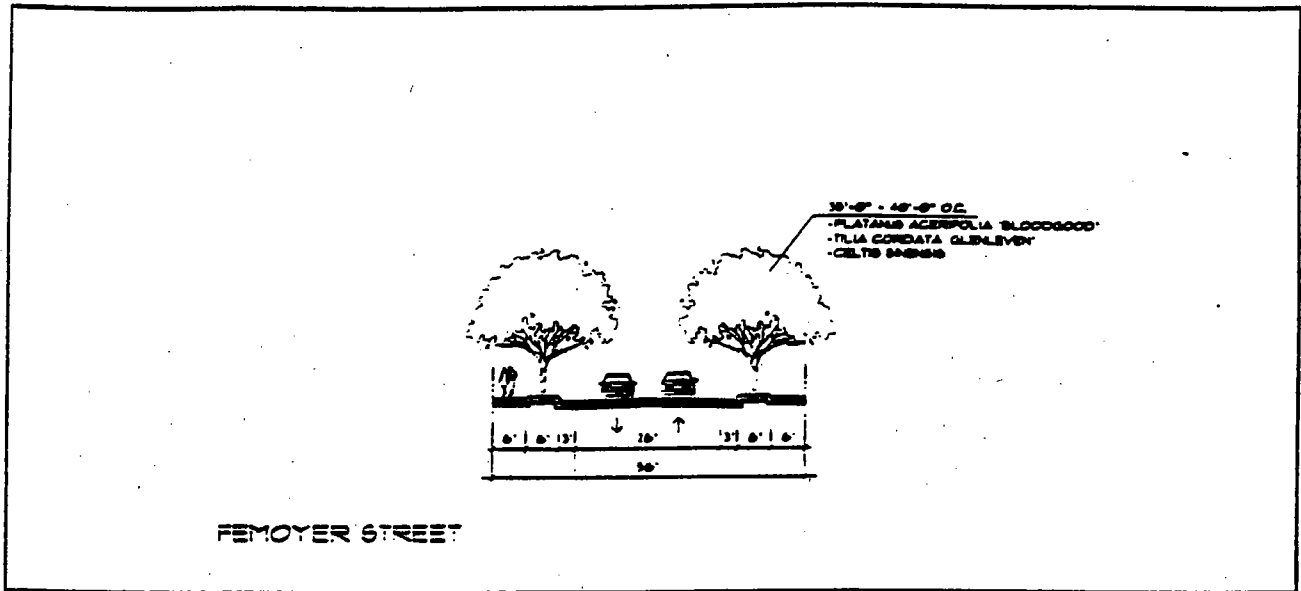


Figure 14

Cross Section – Femoyer Street

- Several parcels on the east side of the base are being used for McKinney Act housing. These areas should be well landscaped for privacy and amenity.

Employee Eating Areas

- Outdoor eating areas for employees should be encouraged for all new institutional and office buildings containing more than 5,000 square feet and located more than 1,000 feet from the park. As a guideline, a minimum of 300 square feet of outdoor space shall be provided for every 5,000 square feet of building area.

Streets

- Streets within the Campus Area should provide a continuation of the surrounding landscape and use large shade trees planted in a regular configuration to accent movement corridors.
- Bicycles should be provided for within the street system, as diagrammed in the circulation plan. The typical street section for Feymoyer Street is diagrammed in Figure 14.
- Light standards which are pedestrian in scale (no greater than 16 to 18 feet in height) and compatible in design with the character of the area are encouraged. New light standards will be included as part of the

