



CITY OF SACRAMENTO

8

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 31, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
- A. Certification of the Environmental Impact Report
 - B. Amendment of the 1974 General Plan to designate a Hospital Site
 - C. Amendment of the 1978 South Natomas Community Plan to create an Institutional land use designation and to redesignate the subject site from Residential 11-21 du/ac (9.7 du. av.) and Residential 11-29 du/ac (22 du. min. av.) to Institutional (39+ acres)
 - D. Amendment of the Natomas Oaks PUD from Residential to medical campus to be known as Mercy Natomas PUD
 - E. Rezone 39+ vacant acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H-PUD) (P83-396)

LOCATION: West side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue.

SUMMARY

On May 2, 1985, the Planning Commission voted to recommend certification of the Final Environmental Impact Report for the South Natomas Community Plan Update and Related Projects and to recommend denial of the requested entitlements.

BACKGROUND INFORMATION

After receiving comments and testimony on the Environmental Impact Report, the Draft Plan, and the project, the Commission concurred with staff's recommendation to deny the project.

A copy of the staff report to the Planning Commission is attached for the Council's information.

VOTE OF THE COMMISSION

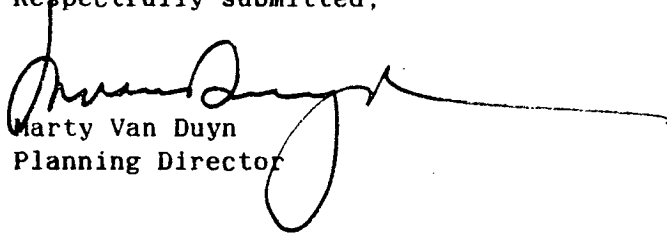
By a vote of 7 ayes, 1 absent and 1 abstention, the Commission recommended denial of the requested entitlements.

RECOMMENDATION

The Planning Commission recommends that the City Council:

1. Certify the EIR.
2. Deny the request to amend the 1974 General Plan to designate a Hospital site.
3. Deny the request to amend the 1978 South Natomas Community Plan from Residential 11-21 du/ac (9.7 du/ac) and Residential 11-29 du/ac (22 du min. av.) to Institutional (39+ ac).
4. Deny the request to amend the Natomas Oaks PUD from residential to medical campus.
5. Deny the request to rezone 39+ acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H-PUD).

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
P83-396

June 10, 1985
District 1

MEETING DATE 5/2/85
 ITEM NO. 5 FILE # 93-396
 M _____

GENERAL PLAN AMENDMENT TENTATIVE MAP ⁸
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING LOT LINE ADJUSTMENT
 SPECIAL PERMIT ENVIRONMENTAL DET.
 VARIANCE OTHER Estab PUD

Location: S. of West El Camino Ave, west of Gateway Oaks Drive

Recommendation:
 Favorable
 Unfavorable Petition Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	
<u>OPPONENTS</u>		
<u>NAME</u>	<u>ADDRESS</u>	
<u>Candlyn Baker / Pete Peterson</u>	<u>SNCA</u>	

MOTION NO. 1

	YES	NO	MOTION	SECOND
Ferris	<u>Absent</u>			
Fong				
Goodin				
Holloway				
Hunter				
Ishmael	<u>Abstain</u>			
Ramirez				
Simpson				
Augusta				

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

8

CITY OF SACRAMENTO
927 10TH STREET - SACRAMENTO, CA 95814

Project: Mercy Natomas (P83-396)
Owner: Mercy Hospital of Sacramento
4001 J Street, Sacramento, CA 95819
Applicant: Vitello-Niiya, Inc., 1931 H Street, Sacramento, CA 95814
Assessor's Parcel: APN: 274-320-22 Report By: DP:lr

- APPLICATION:
- A. Certification of the Environmental Impact Report
 - B. Amendment of the 1974 General Plan to designate a Hospital Site
 - C. Amendment of the 1978 South Natomas Community Plan to create an Institutional land use designation and to redesignate the subject site from Residential 11-21 du/ac (9.7 du. av.) and Residential 11-29 du/ac. (22 du. min. av.) to Institutional (39+ ac)
 - D. Amendment of the Natomas Oaks PUD from Residential to medical campus to be known as Mercy Natomas PUD
 - E. Rezone 39+ vacant acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD)

LOCATION: West side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 39+ vacant acres with a 300 bed acute general medical/surgical hospital, a 120,000 square foot medical office, a 90,000 square foot of convalescent facility and a 20,000 square foot fitness center (Attachment A).

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential 11-21 du/ac (9.7 av.) and 11-29 du/ac (22 du/ac min. av.)
Draft South Natomas Community Plan Designation:	Medium High Density Residential 11-21 du/ac (18 av. max.)
Existing Zoning:	Single Family (R-1 PUD) and Garden Apartment (R-2B PUD)
Existing Land Use:	Vacant
North: Vacant; (SC-PUD)	
South: Vacant; (R-2B PUD)	
East: Vacant; (OB-PUD)	
West: Natomas Main Drain	
Property Area:	39+ acres
Square Footage of Proposed Buildings:	300,000 sq. ft. hospital, 120,000 sq. ft. medical office, 90,000 sq. ft. convalescent facility and 20,000 sq. ft. fitness center.

EIR FINDINGS: An EIR (South Natomas Community Plan Update and Related Projects SCH #84010904) was prepared on Mercy Natomas. The EIR concludes that the project will have significant unmitigable environmental impacts in that it will convert farmland to urban uses and it will increase traffic and contribute to unacceptable levels of service at 2 intersections and along I-5 (Attachment B).

Traffic and Circulation:

- o The project would contribute to less than acceptable levels of service at six intersections. All but two intersections are capable of mitigation.
- o The proposed project would generate 76 percent more trips in the a.m. and 43 percent more trips in the p.m. peak hours than under the Draft SNCP. It should be noted that peak p.m. hospital generated traffic occurs between 3 and 5 p.m. as opposed to 4 and 6 p.m. for office traffic.
- o The proposed project may increase demand for bus and/or shuttle service during peak traffic hours. The EIR identifies the following mitigation measures: transit subsidies by developers; providing bus shelters, turnouts, and/or transit centers where necessary, and designing the project to facilitate pedestrian access to transit service.

Water: Providing water to the project site would cost the City approximately \$156,000. This cost would provide funding to add additional capacity to the water treatment plant and to provide water transmission main improvements. The EIR recommends that the City consider charging connection fees that reflect the true cost that the water system incurs and that standard water conservation measures be implemented.

Solid Waste Management: Hazardous wastes generated by the hospital would require disposal at Class I sites.

Fire:

- o Because ladder trucks are necessary to service multi-story buildings, the Fire Department would need specialized equipment currently not available in South Natomas. Presently, fire flow available to the west side of I-5 in South Natomas is 500 gpm less than required. The EIR identifies a variety of mitigation measures to overcome this impact including fully sprinklered buildings and fire separation walls.

Air Quality: The project would result in an increase in the regional smog problem. The EIR recommends that the development be subject to measures identified in the 1982 Regional Air Quality Plan, including transportation systems management measures.

Parkway Corridor: The project does not reflect the 60 foot wide bikeway/parkway corridor adjacent to the Natomas Main Drain Canal.

Hydrology and Drainage: The site is subject to seepage. The EIR identifies mitigation measures to overcome the impact.

STAFF EVALUATION:

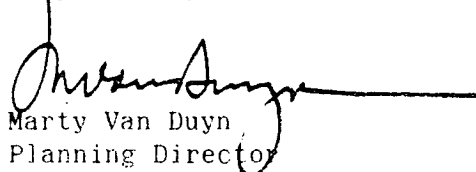
Land Use:

- o The project site is designated for medium high density residential development by the Draft Plan (Attachment C). The Draft South Natomas Community Plan does not preclude evaluating the site for a hospital subject to "considering capacity, convenience to population served, impacts on adjoining uses, and need as indicated by current trends in the health care industry".
- o The Golden Empire Health Systems Agency projects a need for 1,525 general acute beds in the area in 1990. Presently, 1,546 general acute beds exist. Thus, a need for additional hospital beds has not been established.
- o The Draft Plan designates the west side of Gateway Oaks Drive as residential. Approval of a medical campus on the site would displace approximately 702 dwelling units and erode a future residential neighborhood.
- o Traffic patterns of hospital/medical office/fitness center uses would suggest that traffic loads along Gateway Oaks Drive would be constant, rather than only peak hour. This would not be desirable to adjacent developing and undeveloped residences.

STAFF RECOMMENDATION: Staff recommends that the Commission recommend that the City Council:

1. Certify the EIR and
2. Deny the requests to:
 - A. Amend the 1974 General Plan
 - B. Amend the 1978 South Natomas Community Plan
 - C. Amend the Natomas Oaks PUD
 - D. Rezone 40+ acres to Hospital

Respectfully submitted.


Marty Van Duyn
Planning Director

MVD:DP:lr
Attachments



The undersigned architect does not represent that these plans or the specifications in connection therewith are accurate, whether or not required for any other use than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

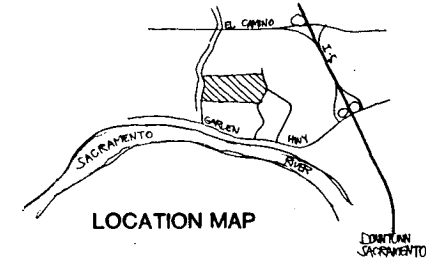
The contractor shall verify and be responsible for all dimensions and conditions on the job and the office shall be notified in writing of any variation from the dimensions and conditions shown on these drawings.

This drawing is not to be used for construction until signed by the architect and owner.

Architect

Others

Project Title
MERCY HOSPITAL OF SACRAMENTO



No. Date By App
Job No.

Date
11/28/83

Sheet No.
Revised 1/10/84

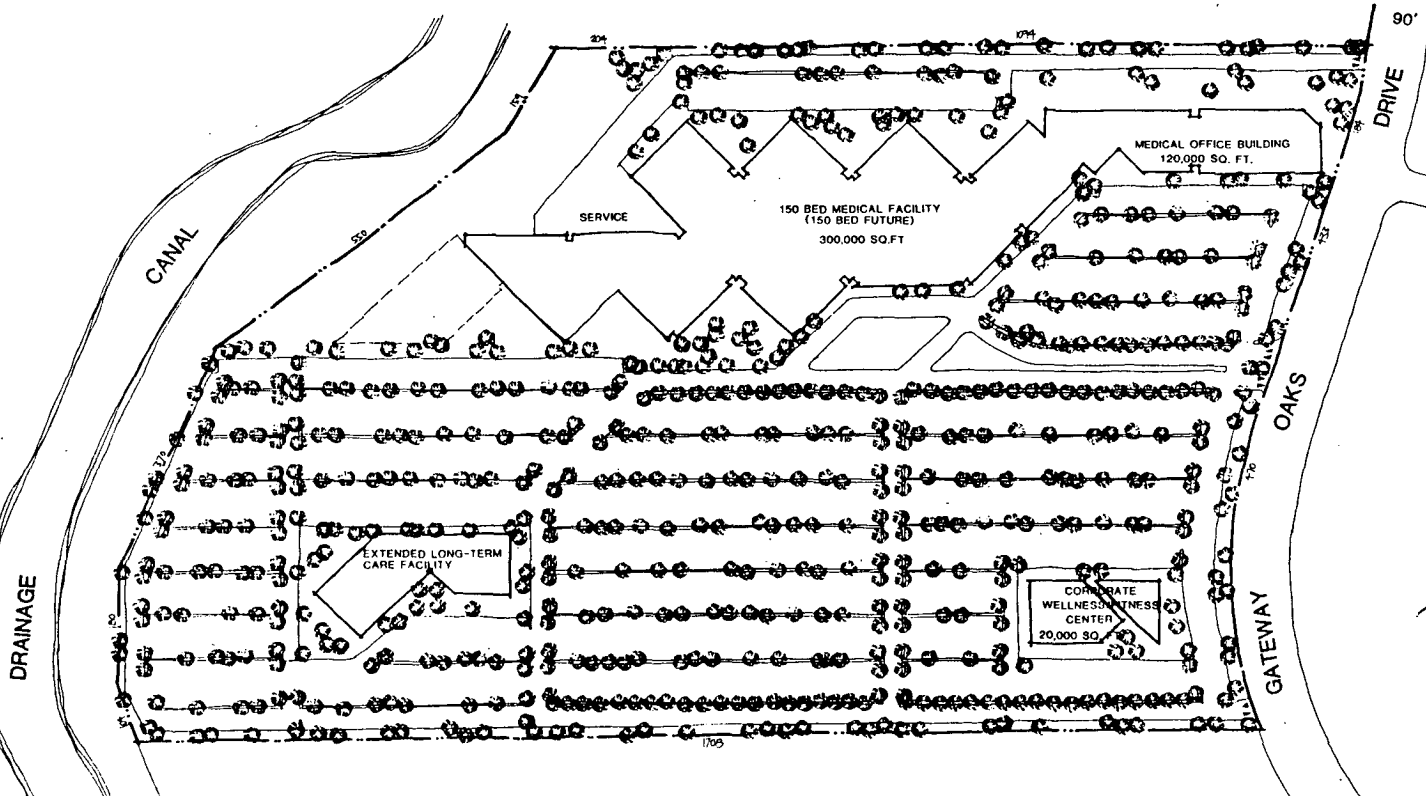
Of Sheets

8

7

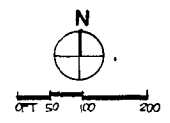
February 21, 1985

Item No. 8



SITE DEVELOPMENT PLAN

1"=100'-0"



40.00 ACRES (Gross)
-1.30 ACRES (Gateway Oaks Dr.)
38.70 ACRES (Net)

Summary of Environmental Impacts and Mitigation Measures
for Mercy Natomas Hospital












IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
A. <u>SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u>		
<u>Land Use</u>		
Proposed Uses	Conversion of the site's existing 39 acres of prime agricultural land to medical and hospital uses.	None available.
Conflicts with Adjacent Uses	Could conflict with agricultural land use to the north. Seen as less than significant due to the fact that all relevant plans propose urbanization on all sites in South Natomas.	None available.
Consistency with Land Use Policies	Inconsistent with general intent of 1978 SNCP to develop South Natomas primarily as a residential community since the project would displace residential uses. No hospital sites are designated in South Natomas in the 1978 SNCP.	None available.
<u>Transportation</u>		
Traffic		
	The proposed project increases traffic and contributes to unacceptable levels of service (incapable of feasible mitigation) at the following intersections:	
	W. El Camino Avenue/Northgate Boulevard	None available.
	Garden Highway/Northgate Boulevard	None available.
	I-5 Mainline Impacts	None available.
<u>Geology and Soils</u>		
	Loss of 39 acres of prime farmland.	None available.
B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u>		
<u>Land Use</u>		
	The Draft 1984 SNCP designates the project site for residential development, but also recommends that this site be evaluated in relation to community needs and adjoining uses.	Evaluate hospital proposal in terms of regional health care facility needs.
<u>Housing</u>		
	Displacement of 489 units planned for the site by the 1978 SNCP.	Provide an equivalent number of housing units elsewhere in the City or County.
<u>Population</u>		
	Displacement of 1978 SNCP planned on-site residential population of 970 persons.	Provide housing elsewhere in the City or County.
<u>Transportation</u>		
Traffic		
	The project would increase traffic and contribute to unacceptable levels of services (prior to mitigation) at the following intersections:	
	E. Gateway Oaks Drive/W. El Camino Avenue	Divert drivers to alternate routes, no further physical improvements available.
	W. El Camino Avenue/NB I-5 off-ramp	Divert drivers to alternate routes, no further physical improvements available.







IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u> - Continued		
<u>Transportation - Continued</u>		
Transit	Substantial increase in demand on RT for bus and/or shuttle service during peak periods, potentially requiring greater seating capacity, more routes, or shorter headways.	Increase RT subsidies, recognize transit needs in project design, provide bus shelters and turnouts, and provide transit centers as necessary.
Local Circulation	Little stacking room for vehicles entering or exiting on the three access drives.	Improve the on-site approach to the three access drives.
<u>Air Quality</u>	Traffic increases not expected to produce any violations of carbon monoxide standards. Increased project-related emissions would contribute to violations of state and federal ozone standards.	Implement contingency measures identified in the regional 1982 Air Quality Plan.
<u>Public Facilities and Services</u>		
Police	Would result in a redistribution of police services because delivery and questioning of accident victims would be shifted from other hospitals.	None.
	Preventative patrol for parking lot vandalism.	Provide additional staffing.
	Unlighted parking lots may result in personal safety problems.	Provide lighting in parking area for personal safety.
Parks	Easement for proposed bikeway and parkway corridor is not designated.	Grant easements required to complete the bikeway.
	Project will be visible from parkway.	Provide buffer between the project and the parkway.
	Project is nonresidential and as such will reduce fees/or land dedicated for parks.	Provide recreation facilities for employees. Provide park financing by nonresidential uses.
	Fencing required before development can occur along the drainage canal.	Require developer financing along drainage canals.
<u>Energy</u>		
Electricity	Peak energy demand of 4,100 kilowatts. Demand could be served by existing substation.	Implement SMUD's Conservation Load Management Measures.
C. <u>LESS THAN SIGNIFICANT IMPACTS</u>		
<u>Land Use</u>		
Market Feasibility	Not assessed.	None.
<u>Population</u>		
	No on-site population would result. Indirect population increase due to creation of "new jobs." Would probably occur elsewhere in the Sacramento region regardless of project implementation.	Indirect population would require housing to be provided elsewhere in the City or County.
<u>Housing</u>		
	Indirect demand for housing due to creation of "new jobs." Would probably occur elsewhere in the Sacramento region regardless of project implementation.	Conduct a regional jobs/housing balance study.


IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<u>C. LESS THAN SIGNIFICANT IMPACTS - Continued</u>		
<u>Public Facilities and Services</u>		
Water	Approximately 155,940 gpd of water would be required at a cost to the City of about \$156,000.	Implement standard water conservation measures. Investigate alternative means of financing water system expansion.
Sewer	Peak wet weather wastewater flow would be about 99,000 gpd.	None.
Solid Waste	Approximately 6,470 lbs per day of solid waste would be generated. Small amounts of hazardous wastes would be generated.	Dispose of hazardous wastes at a Class I landfill.
Fire	Multistory buildings would require a ladder truck in South Natomas. The required fire flows may not be available west of I-5. Lack of emergency vehicle access around the medical facility limits the capabilities of the department.	Require developer financing of specialized equipment. Require buildings to be fully sprinklered, require fire separation walls, and require compliance with fire department design review recommendation. Revise site design to provide access around the medical facility.
Schools	No student enrollment would be directly generated.	None.
Libraries	Increased demand by project employees for library services.	None.
<u>Transportation</u>		
Bicycle/Pedestrian Access	Slightly increased traffic volumes would result in slightly higher impedance of bicycle and pedestrian movements.	Provide bicycle and pedestrian crossings and over-crossings.
<u>Noise</u>	Predicted on-site Ldn of 58-63 dB. Land use/noise compatibility category "B" (use permitted only after identifying any required protective measures needed).	Normal building construction practices provide adequate noise reduction.
<u>Energy</u>		
Natural Gas	No anticipated adverse impacts.	None.
<u>Hydrology, Drainage, and Water Quality</u>		
Seepage	May result in flooding of buildings; structural deterioration of buildings or other improvements; infiltration of groundwater into sewer, water, or underground utility lines; and damage to landscaping.	Design projects to reduce seepage impacts.
Storm Drainage	Would result in increased flows in the Natomas Main Drainage Canal.	One-time drainage charge to help finance Reclamation District 1000 drainage system improvements.

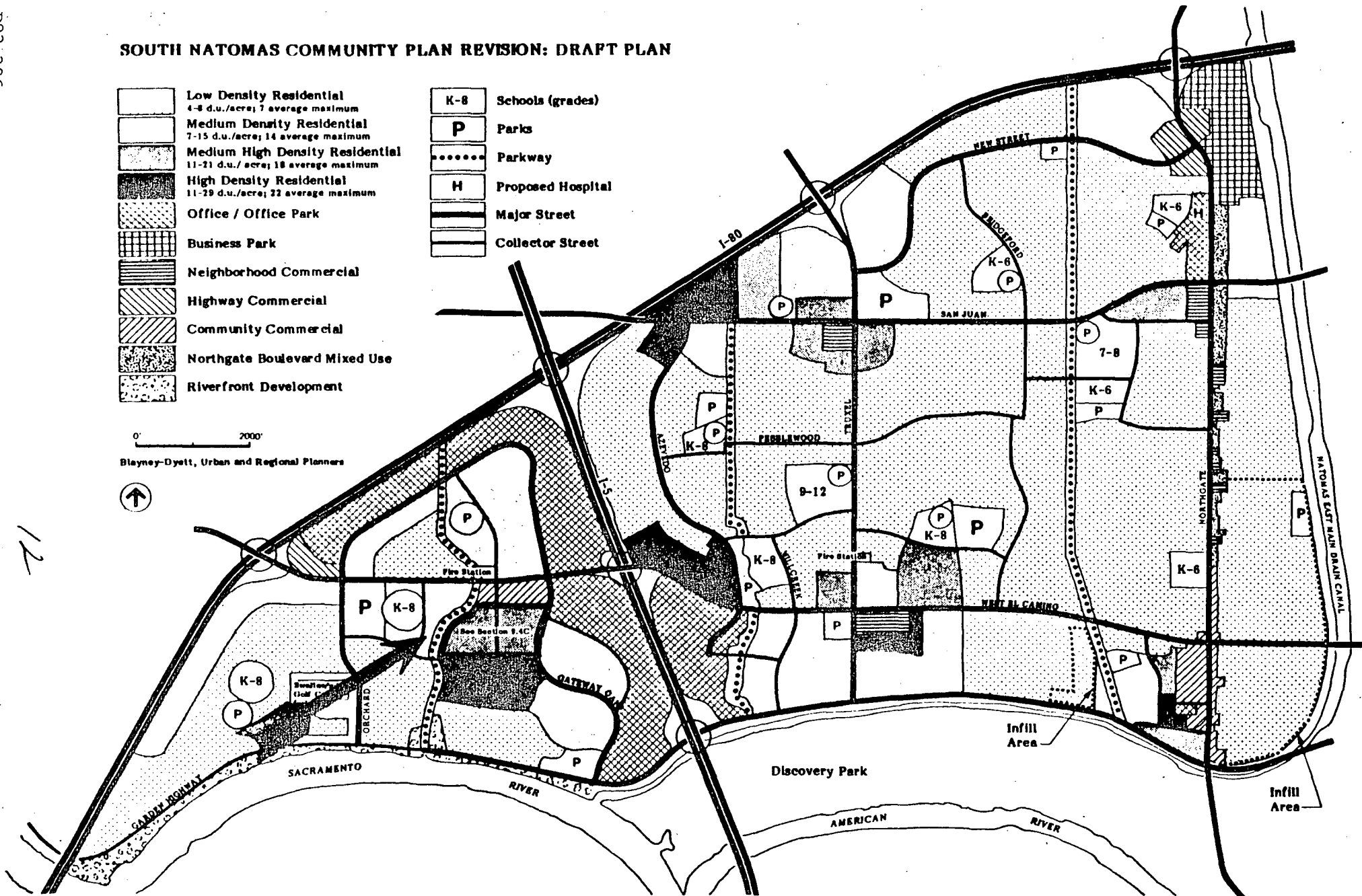
IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<u>C. LESS THAN SIGNIFICANT IMPACTS - Continued</u>		
<u>Biology</u>	Landscaping with nonnative species may result in exotic wildlife species.	Use native vegetation for landscaping.
	Loss of 39 acres of agricultural land less than significant because of limited value of habitat.	None.
	Bike path may eliminate riparian vegetation along Natomas Main Drainage Canal.	Preserve riparian vegetation along Natomas Main Drainage Canal outside the present 60-foot preservation zone.
<u>Cultural Resources</u>	The site is considered to be of low sensitivity for cultural resources. No adverse impacts anticipated.	If artifacts are discovered during construction, then construction should be halted until a qualified archeologist can examine the find and make recommendations.
<u>Aesthetics</u>	Change from open space to tree-lined parking lots and medical facility structures.	None available.
<u>D. BENEFICIAL IMPACTS</u>		
<u>Employment</u>	Build-out of the project would result in 5,904 direct, indirect, and induced permanent jobs.	None.
<u>Public Facilities and Services</u>		
<u>Recreation</u>	Project parking area could be used by recreationists during nonworking hours.	Locate parking near parkway for joint use.
<u>Medical Facilities</u>	Hospital, long-term care facility, and corporate wellness/fitness center in South Natomas.	Require Golden Empire to conduct a health care assessment to determine need for hospital.

SOUTH NATOMAS COMMUNITY PLAN REVISION: DRAFT PLAN

-  Low Density Residential
4-8 d.u./acre; 7 average maximum
-  Medium Density Residential
7-15 d.u./acre; 14 average maximum
-  Medium High Density Residential
11-21 d.u./acre; 18 average maximum
-  High Density Residential
11-29 d.u./acre; 22 average maximum
-  Office / Office Park
-  Business Park
-  Neighborhood Commercial
-  Highway Commercial
-  Community Commercial
-  Northgate Boulevard Mixed Use
-  Riverfront Development

-  K-8 Schools (grades)
-  Parks
-  Parkway
-  Proposed Hospital
-  Major Street
-  Collector Street

0' 2000'
Blayne-Dyett, Urban and Regional Planners




ATTACHMENT C

P83-396

February 21, 1985

12

Item No. 8

8



CITY OF SACRAMENTO

7

CITY PLANNING DEPARTMENT

827 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

May 23, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD)

LOCATION: West side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to June 10, 1985.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
P83-396

PASSED FOR
PUBLICATION
& CONTINUED
TO 6-10-85

May 28, 1985
District 1

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT West side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue FROM THE Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) ZONE(S) AND PLACING THE SAME IN Hospital (H PUD) ZONE(S).
File No. P83-396 (APN: 274-320-22)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Single family (R-1 PUD) and Garden Apartment (R-2B PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Hospital (H PUD) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission May 2, 1985, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P83-396

LEGAL DESCRIPTION

Lot A, as shown on that certain parcel map entitled "Parcel A 60 PM 11", according to the plat thereof recorded in the office of the Recorder of Sacramento in Book 75, of Parcel Maps, at page 34.

7. P83-394 Planning Commission's Denial of various requests for **CAPITOL 80 PROPERTIES** located on the west side of Northgate Boulevard, south of I-80. (D1) (APN: 250-010-19,38,59)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial (37+ ac.) and Commercial and Offices (7+ ac.).
- C. 1978 South Natomas Community Plan Amendment from Residential 4 thru 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
- D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
- E. Rezone 44+ ac. from Agriculture (A) to 37+ ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7+ ac. of Highway Commercial-Planned Unit Development (HC-PUD).

8. P83-396 Planning Commission's Denial of various requests for **MERCY NATOMAS** located on the west side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue. (D1) (APN: 274-320-22)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment to designate a Hospital site.
- C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 11 thru 21 units per net ac. (9.7 units minimum average) and Residential 11 thru 29 units per net ac. (22 units minimum average) to Institutional.
- D. PUD Schematic Plan Amendment and Redesignation of Mercy Natomas PUD.
- E. Rezone 40+ acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD).

9. P83-397 Various requests for **PARK EL CAMINO** located on the northwest corner of West El Camino Avenue and Orchard Lane. (D1) (APN: 225-220-40,64,65)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Commercial and Office for 20 ac.
- C. 1978 South Natomas Community Plan Amendment from Residential 4 thru 21 units/ac. (7 units minimum average) to Business and Professional Office and Highway Commercial for 20 ac.
- D. Designation and Adoption of a Schematic Plan for Park El Camino.
- E. Rezone 20+ vacant ac. from Agriculture (A) to Office Building (OB PUD) (11+ ac.) and Highway Commercial (HC-PUD) (9+ ac.).

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location West side of Gateway Oaks Drive, Approximately 500 feet south of West El Camino Avenue.

PP 83396

Assessor Parcel No. APN: 274-320-22

Owners Mercy Hospital of Sacramento Phone No. _____

Address 4001 J Street, Sacramento, CA 95819

Applicant Vitello-Niiya, Inc. Phone No. _____

Address 1931 H Street, Sacramento, CA 95814

Signature _____ C.P.C. Mtg. Date 5-2-85

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

Requested Entitlement	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>EIR</u>	R	_____	\$ _____
<input checked="" type="checkbox"/> General Plan Amend <u>To designate a Hospital site.</u>	RD	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Community Plan Amend <u>From Residential to Institutional</u>	RD	_____	\$ _____
() _____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Rezone <u>From Single Family (R-1PUD) and Garden Apartment (R-2B PUD) to Hospital (H-PUD)</u>	RD	_____	\$ _____
_____	_____	Ord. _____	_____
<input type="checkbox"/> Tentative Map _____	_____	Res. _____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> PUD <u>Designation of Mercy Natomas</u>	RD	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

RECEIPT NO. _____
By/date _____

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit

Yellow - department file

Pink - permit book

P 83396

HS

8

Darryl Chinn
Vitiello-Niiya, Inc.
1931 H Street
Sacramento, CA 95815

Mercy Hospital of Sacramento
4001 J Street
Sacramento, CA 95819

Willow Creek Associates
1451 River Park Drive, #100
Sacramento, CA 95833

Gateway Centre Associates
1451 River Park Drive
Sacramento, CA 95815

Reclamation District 1000
1633 Garden Highway
Sacramento, CA 95833

Angelo Tsakopoulos Development
Inc.
7700 College Town Drive
Sacramento, CA 95825

Winifred Christophel
4451 Fair Oaks Drive
Sacramento, CA 95825

885 Investment Company
P. O. Box 255543
Sacramento, CA 95825

AFFIDAVIT OF MAILING

ON 5-30-85, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

P-83396 - Planning Commission's denial of various requests for Mercy Natomas located on the west side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue. (D1) (APN: 274-320-22)

- A. Certification of the EIR.**
- B. 1974 General Plan Amendment to designate a Hospital site.**
- C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 11 through 21 units per net ac. (9.7 units minimum average) and Residential 11 through 29 units per net ac. (22 units minimum average) to Institutional.**
- D. PUD Schematic Plan Amendment and Redesignation of Mercy Natomas PUD.**
- E. Rezone 40± acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD).**

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

() OWNER OF PROPERTY: **Mercy Hospital of Sacramento**

() APPLICANT: **Vitello-Niyya, Inc.**

() APPELLANT (IF APPLICABLE):

() MAILING LIST FOR P-NUMBER **83396 (9)**

() SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 30th DAY OF **MAY**, 1985.


SIGNATURE OF PERSON MAILING NOTICE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

Mercy Hospital of Sacramento
4001 J Street
Sacramento, CA 95819

May 28, 1985

On May 14, 1985, the following matter was filed with my office to set a hearing date before the City Council:

P-83396 - Planning Commission's denial of various requests for Mercy Natomas located on the west side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue. (D1) (APN: 274-320-22)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment to designate a Hospital site.
- C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 11 through 21 units per net ac. (9.7 units minimum average) and Residential 11 through 29 units per net ac. (22 units minimum average) to Institutional.
- D. PUD Schematic Plan Amendment and Redesignation of Mercy Natomas PUD.
- E. Rezone 40± acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD).

The hearing has been set for the date of June 10, 1985, at the hour of 6:30 p.m., at a Special Meeting of the City Council in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California. In the event the hearings are not completed, they will be continued to June 17, 1985 at 6:30 p.m. at the above mentioned address. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Lorraine Magana
City Clerk

cc: Vitello-Niiya, Inc.
MAILING LIST P-83396 (9)