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A PROFESSIONAL CORPORATION
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SUITE 1275
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(202) 835-0610

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*ADMITTED IN DISTRICT OF COLUMBIA ONLY

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JOSEPH E. COOMES, JR.
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DAVID J. SPOTTISWOOD
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RICHARD E. BRANDT
GARY F. LOVERIDGE
G. RICHARD BROWN
DENNIS D. O'NEIL
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HARRY E. HULL, JR.
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PATRICIA D. ELLIOTT
MARY POWERS ANTOINE
STUART L. SOMACH
WILLIAM A. LICHTIG
ALAN F. CIAMPORCERO
JANET L. CALLISTER
KATHERINE D. BLACK

March 19, 1985

Ms. Lorraine Magana
Sacramento City Clerk
915 "I" Street, Room 203
Sacramento, California 95814

Re: Taylor/Woodrow--USAA
P85-022

Dear Ms. Magana:

We respectfully request that Item 15 on the March 19, 1985, City Council agenda, relating to the tentative parcel map for the Capital West PUD, be withdrawn.

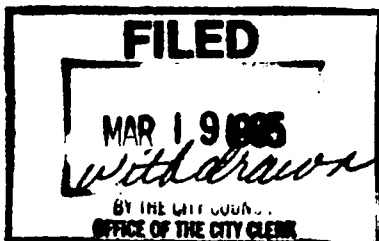
Sincerely,

W. Holliman

William G. Holliman, Jr.

WGH/ean
cc: Art Gee
Taylor/Woodrow
USAA

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
MAR 19 4 20 PM '85





CITY OF SACRAMENTO

15

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 14 1985

MARTY VAN DUYN
PLANNING DIRECTOR

March 12, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P85-022) (APN: 277-151-18, 19; 093-03, 06, 07, 09, 11, 13, 15) (FT)

LOCATION: West side of Harvard Street, between Arden Way and Silica Avenue

SUMMARY

The applicant is requesting to subdivide 23+ acres, consisting of nine parcels, into six parcels. The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring review by the Planning Commission can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North: Industrial; M-1
South: Industrial; M-1
East: Hotel; C-2
West: Industrial; M-1

The subject site is the U.S.A.A. portion of the Capital West P.U.D. The P.U.D. Schematic Plan was approved by the City Council on September 18, 1984 (P84-101). The purpose of this map is to incorporate property acquired by the applicant subsequent to Schematic Plan approval. The plan amendments which reflect the additional land were approved by the Planning Commission on January 10, 1985 (P85-018).

In order to assure continuity of street improvements, the Subdivision Review Committee recommends off-site dedication and improvement along the portions of Silica Avenue and Harvard Street not owned by the applicant.

FILED
MAR 19 1985
Withdrawn
BY THE CITY CLERK
OFFICE OF THE CITY CLERK

ENVIRONMENTAL DETERMINATION

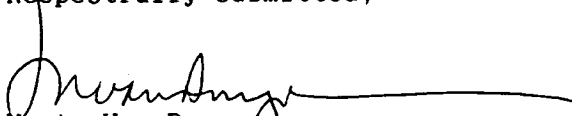
The Environmental Coordinator has reviewed the project and determined that it will not have a significant adverse impact on the environment. A Negative Declaration with mitigation measures has been filed.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommends the following:

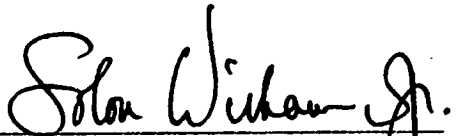
1. Ratification of the Negative Declaration;
2. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

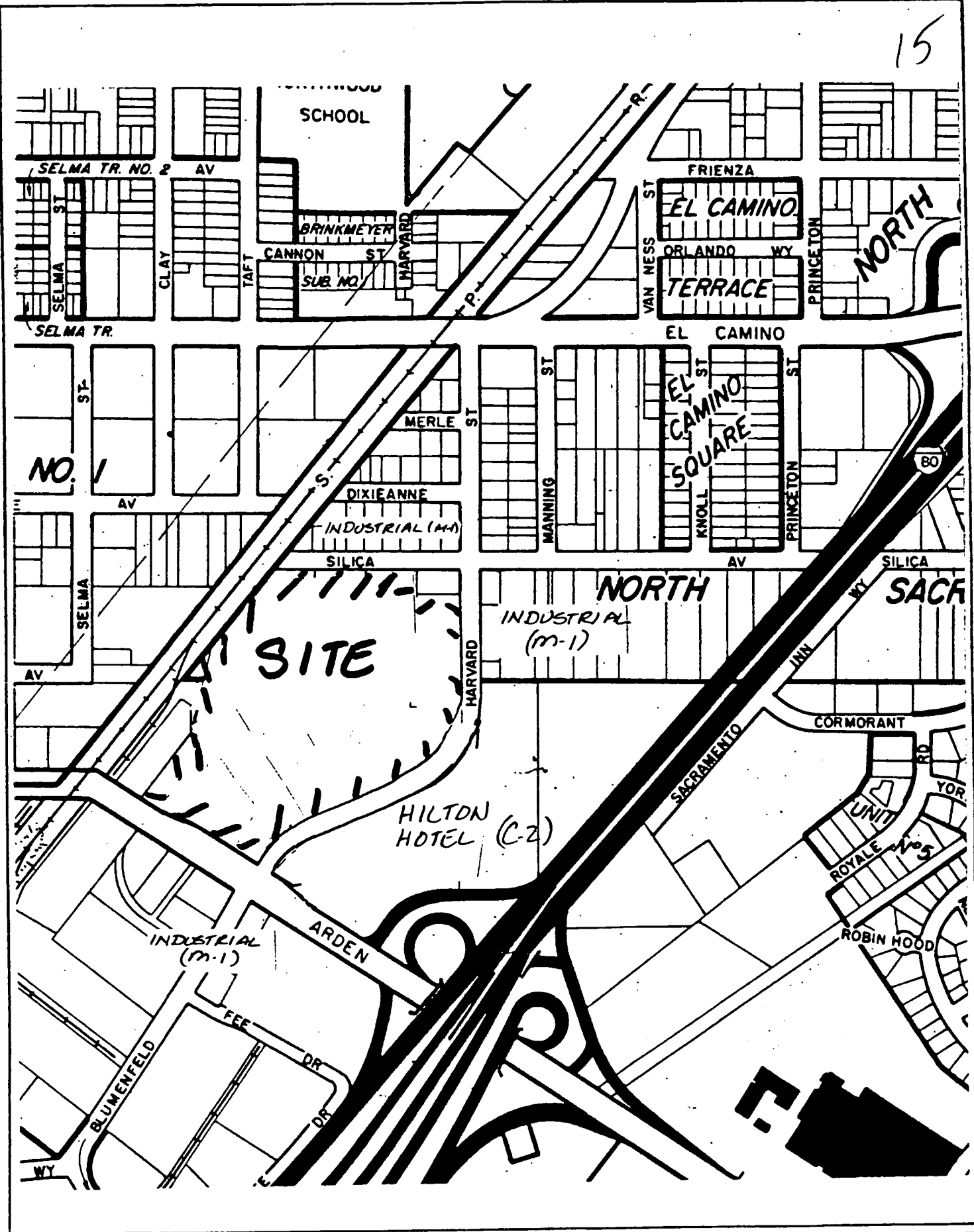
RECOMMENDATION APPROVED:



Per: Walter J. Slipe, City Manager

SD:lao
Attachments
P85-022

March 19, 1985
District No. 2



VICINITY - LAND USE - ZONING

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST SIDE
OF HARVARD STREET, BETWEEN ARDEN WAY AND SILICA AVENUE

(P-85-022)(APN: 277-151-18,19; 093-03,06,07,09,11,13,15)

WHEREAS, the City Council, on March 19, 1985, held a public hearing on the request for approval of a tentative map for property located on the west side of Harvard Street, between Arden Way and Silica Avenue;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1965 Arden Arcade Community Plan designate the subject site for commercial and office use(s).

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4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements subject to Section 40.811 of the City Code along Harvard Street and Silica Avenue, including turn-around on Silica Avenue and Southern Pacific Railroad tracks;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. Comply with the County Sanitation District requirements;
 - d. Off site dedication will be required along Harvard Street and Silica Avenue. (City will condemn at developer's expense if necessary.) Off site improvements shall consist of:
 - i. full frontage improvements on Harvard Street extending across 58 foot piece not owned by applicant;
 - ii. curb and gutter shall extend around the southwest corner of Harvard Street and Silica Avenue.
 - e. Show reciprocal access, sewer and drainage easements on final map;
 - f. Abandon existing water easements to the satisfaction of the Water and Sewer Division; and
 - g. Complete construction of median island on Harvard Street.

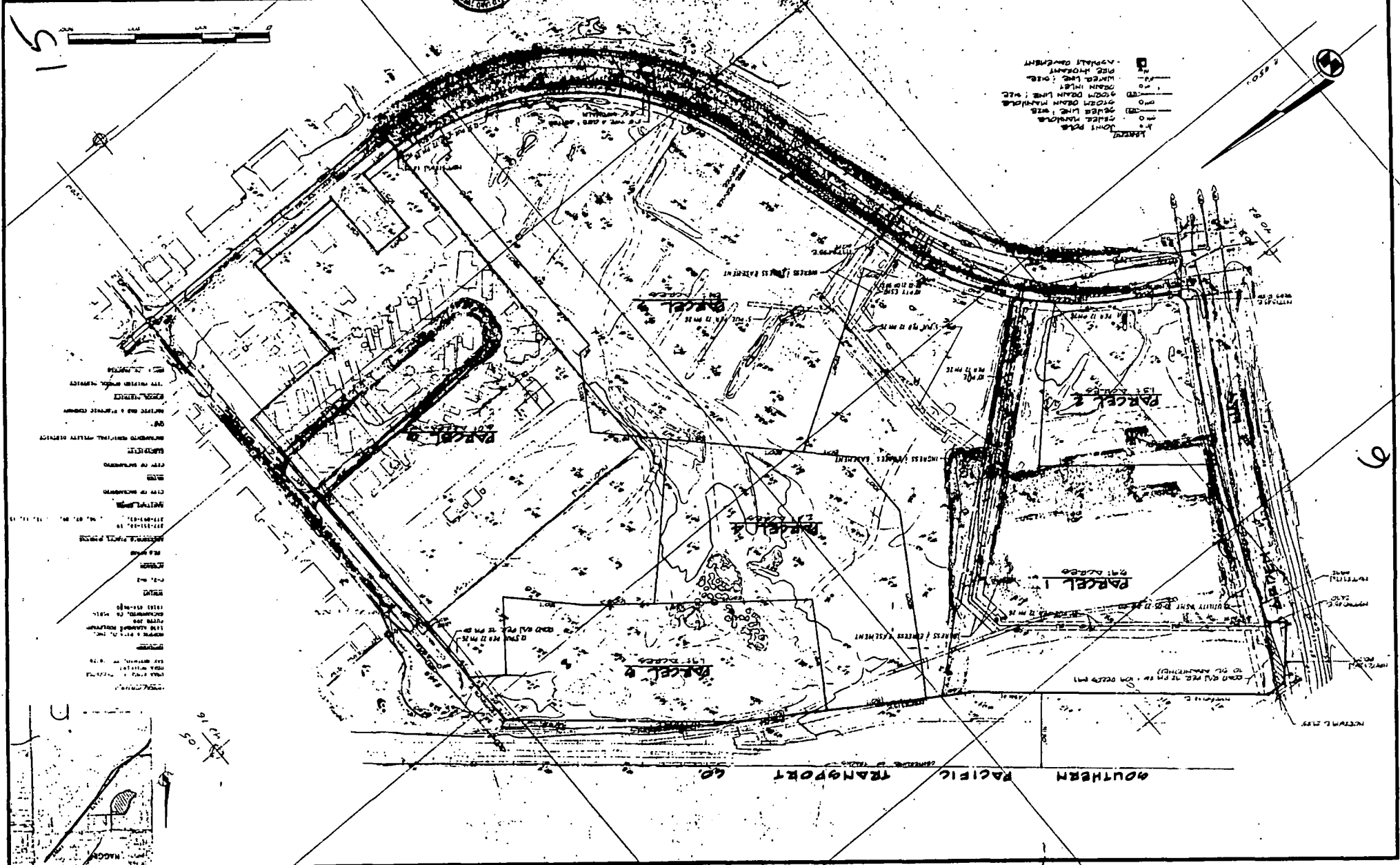
MAYOR

ATTEST:

CITY CLERK

P85-022

| | | | | | | | | | | |
|-----------------------|----------------------|-----------------------|--------------------------------------|-------------------------|----------|-----------------------|----------------|-----------------------|-------------|-----------------------|
| FILE NO. 44307 | COUNTY OF SACRAMENTO | MORTON & PITALO, INC. | PLANNING CIVIL ENGINEERING SURVEYING | APPROVED BY [Signature] | DATE [] | SCALE: 1" = 40' | FIELD NO. 8000 | NO. 8000 | DESCRIPTION | NO. |
| MORTON & PITALO, INC. | | MORTON & PITALO, INC. | | MORTON & PITALO, INC. | | MORTON & PITALO, INC. | | MORTON & PITALO, INC. | | MORTON & PITALO, INC. |





CITY OF SACRAMENTO

P-85022 15
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
JAN 14 1 44 PM '85

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

MARTY VAN DUYN
PLANNING DIRECTOR

January 11, 1985

Hrg: 2-5-85
FCA Date: 2-12-85

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request to Set Public Hearings

1. P85-022 Tentative Subdivision Map to resubdivide 22.6+ vacant acres containing nine existing lots into six lots in the Light Industrial, M-1(S) and Office Building-PUD, OB-PUD zones for property located on the west side of Harvard Street, between Arden Way and Silica Avenue. (D2) (APN: 277-151-18,19; 277-093-03,06,07,09,11,13,15) (FT)
2. P85-026 Various requests for property located on the southwest corner of I-5 and West El Camino Avenue. (D1) (APN: 274-320-15) (FT)
 - a. Tentative Parcel Map to subdivide 33+ acres into two parcels in the Manufacturing, Research and Development - Planned Unit Development, MRD-PUD zone.
 - b. Subdivision Modification to defer sewer and water services.

FILED
MAR - 5 1985
Cont 40 3-19-85
BY THE CITY CLERK
OFFICE OF THE CITY CLERK

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location West side of Harvard St. between Arden Way and Silica Ave **PP 85022**

Assessor Parcel No. 277-151-18,19; 277-093-03,06,07,09,11,13,15

Owners USAA Financial Services c/o Taylor Woodrow of California Phone No. 415 523-9121

Address ~~One Maritime Plaza, San Francisco, CA 94111~~ *Real Estate Acquisition*
9800 Fredericton Road

Applicant Morton and Pitalo, Inc. *San Antonio, TX* Phone No. 916 454-9600

Address 1430 Alhambra Blvd., Sacto, CA 95816 S.R.C. _____

Signature _____ C-P-G. Mtg. Date 1/9/85

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

| REQUESTED ENTITLEMENTS | Commission date | Council date | Filing Fees |
|---|-----------------|--------------|-------------|
| <input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u> | _____ | _____ | \$ _____ |
| <input type="checkbox"/> General Plan Amend _____ | _____ | _____ | \$ _____ |
| _____ | _____ | Res. _____ | _____ |
| <input type="checkbox"/> Community Plan Amend _____ | _____ | _____ | \$ _____ |
| () _____ | _____ | Res. _____ | _____ |
| <input type="checkbox"/> Rezone _____ | _____ | _____ | \$ _____ |
| _____ | _____ | Ord. _____ | _____ |
| <input checked="" type="checkbox"/> Tentative Map- Subdivision Map to resubdivide 22.6+ vac ac. containing 9 existing lots into 6 lots in the Light Industrial, M-1(S) and Office Building-PUD, OB-PUD zones | _____ | Res. _____ | \$ _____ |
| <input type="checkbox"/> Special Permit _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| <input type="checkbox"/> Variances _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| <input type="checkbox"/> Plan Review _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| <input type="checkbox"/> PUD _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| <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
- Cd - Continued
- A - Approved
- AC - Approved W/conditions
- AA - Approved W/amended conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval W/conditions
- RMC - Recommend Approval W/amended conditions
- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition Indicated on attached Staff Report

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

PP 85022

AFFIDAVIT OF MAILING

ON January 15, 1985, 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-85022 - Tentative Subdivision Map to resubdivide 22.6± vacant acres containing nine existing lots into six lots in the Light Industrial, M-1(S) and Office Building-PUD, OB-PUD zones for property located on the west side of Harvard Street, between Arden Way and Silica Avenue. (D2) (APN: 277-151-18,19; 277-093-03,06,07,09,11,13,15) (FT)

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:

- (X) OWNER OF PROPERTY: **USAA Financial Services c/o Taylor Woodrow of California**
- (X) APPLICANT: **Morton and Pitalo, Inc.**
- () APPELLANT (IF APPLICABLE):
- (X) MAILING LIST FOR P-NUMBER **85022**
- () SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 18th DAY OF **January**, 1985.

Katharina M. Pitalo
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) 449-5428

LORRAINE MAGANA
CITY CLERK

January 16, 1985

USAA Financial Services
c/o Taylor Woodrow of California
One Maritime Plaza
San Francisco, CA 94111

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

P-85022 - Tentative Subdivision Map to resubdivide 22.6± vacant acres containing nine existing lots into six lots in the Light Industrial, M-1(S) and Office Building-PUD, OB-PUD zones for property located on the west side of Harvard Street, between Arden Way and Silica Avenue. (D2) (APN: 277-151-18,19; 277-093-03,06,07,09,11,13,15) (FT)

This hearing has been set for February 5, 1985, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. 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.**

Sincerely,

LORRAINE MAGANA
CITY CLERK

Janice Beaman
Deputy City Clerk

JB/kmn

cc: MAILING LIST P-85022 (38)
Morton and Pitalo, Inc.