

STAFF REPORT AMENDED 10-27-83  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	885 Investment Company, P.O. Box 255543, Sacramento, CA 95865		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	9-8-83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC.	9-21-83	EIR	ASSESSOR'S PCL. NO. 225-230-46,59,60,66,67

- APPLICATION:
1. Negative Declaration
  2. Subdivision Modification to waive sewer and water service connections
  3. Tentative Map (P83-305)

LOCATION: Southwest quadrant of I-5 and I-880

PROPOSAL: To divide 178.7± vacant acres located within the Natomas Eastside Planned Unit Development into nine lots.

PROJECT INFORMATION:

1974 General Plan Designation: Natomas Eastside PUD  
1978 South Natomas Community  
Plan Designation (as amended): Natomas Eastside PUD  
Existing Zoning of Site: SC(PUD), OB(PUD), R-2B(PUD)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: I-880 Freeway; TC  
South: Vacant; R-2B(PUD) & OB(PUD)  
East: I-5 Freeway; TC  
West: Vacant & drainage canal; A

Property Dimensions: Irregular  
Property Area: 178.7± acres  
Topography: Flat to sloping  
Street Improvements: To be provided  
Utilities: To be provided

Background Information: On December 7, 1982 the City Council approved the Natomas Eastside Planned Unit Development for the subject site (P-9114). The existing schematic plan consists of the following land uses;

a.	office	45 acres	733,211 sq. ft.
b.	shopping center	28 acres	196,000 sq. ft.
c.	residential	74 acres	900 units
d.	park	10 acres	
e.	parkway	3.9 acres	
f.	fire station	1± acres	
g.	I-5 scenic corridor	6.2 acres	

The site is currently utilized for agricultural purposes. The applicant is requesting a tentative map to subdivide the subject site in accordance with the PUD Schematic Plan.

002804

APPLC. NO. P83-305

MEETING DATE October 13, 1983  
10-27-83

CPC ITEM NO. 15  
8

Subdivision Review Committee Recommendation: On September 28, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer (show existing sewers and drain easements thru parcel 2). Provide sewer and drain easements thru parcel 1 for future extension to the south;
3. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and proposed lot. These services must be paid for and installed at the time of obtaining building permits;
4. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments.
5. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate to the City the required parkland dedication;
6. Right-of-way study and dedication required for West El Camino Avenue;
7. Pay necessary fees to RD 1000 for increased runoff into their facilities over and above original plan for this area;
8. Provide funds for one-half of the estimated cost of the future widening of the existing bridge across the Main Drainage Canal;
9. Eliminate the temporary turnaround and provide a minimum of 36' of pavement and utilities on the loop street back to West El Camino Avenue with phase I;
10. Dedicate the fire station site to the City of Sacramento in fee with appropriate credit given;
11. Pursuant to Section 4-B of the Development Agreement, the applicant shall submit a copy of the association mechanism on CCRs for planning staff review and approval;
12. Revise the right-of-way for the loop street to include a 54' right-of-way or a 1000' radius;
13. Provide for signalization at the intersection of West El Camino Avenue and the loop road as required by the City Traffic Engineer;

Note: No City contribution for overwidth pavement shall be applicable if the applicant incorporates a 90' right-of-way for the proposed loop street.

The Subdivision Review Committee also recommended approval of the subdivision modification to waive sewer and water hookups until such time as building permits are requested. This is to avoid possible damage or misuse of inactive hookups.

Staff Evaluation: The staff has the following comments;

1. The tentative map, as conditioned by the Subdivision Review Committee, is consistent with the amended South Natomas Community Plan as well as the Natomas Eastside Schematic Plan.
2. The tentative map indicates that the final map will be recorded in two phases. The first phase consists of the area designated for 733,000 square feet of office development whereas the second phase consists of the balance of the site.

Most of the Subdivision Review Committee recommended conditions are to be complied with prior to the filing of any phase of the final map. The exceptions to this are conditions "g" and "e". Both of these conditions (Parkland Dedication and Reclamation District 1000 fees) are to be complied with on a per phase basis.

3. The Planning and Community Services Departments have determined that 7.92 acres of land are required for Parkland Dedication purposes. Prior to filing the map for the second phase of the project, the applicant shall dedicate 7.92 acres of land which coincides with the park designated in the schematic plan.

Staff Recommendation: The staff recommends the following actions;























1. Ratification of the Negative Declaration;
2. Approval of the Subdivision Modification to waive sewer and water services; and
3. Approval of the Tentative Map subject to the following conditions:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer (show existing sewers and drain easements thru parcel 2). Provide sewer and drain easements thru parcel 1 for future extension to the south;
  - c. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and proposed lot. These services must be paid for and installed at the time of obtaining building permits;
  - d. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments.
  - e. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate to the City the required parkland dedication;
  - f. Right-of-way study and dedication required for West El Camino Avenue;
  - g. Pay necessary fees to RD 1000 for increased runoff into their facilities over and above original plan for this area;
  - h. Provide funds for <sup>25%</sup> ~~one-half~~ of the estimated cost of the future widening of the existing bridge across the Main Drainage Canal; (CPC amended)

- i. Eliminate the temporary turnaround and provide a minimum of 36' of pavement and utilities on the loop street back to West El Camino Avenue with phase I; *or an alternative acceptable to the City Traffic Engineer; (CPC amended)*
- j. Dedicate the fire station site to the City of Sacramento in fee with appropriate credit given;
- k. Pursuant to Section 4-B of the Development Agreement, the applicant shall submit a copy of the association mechanism on CCRs for planning staff review and approval;
- l. Revise the right-of-way *and alignment* for the loop street to *include a 54' right-of-way of a 1000' ~~radius~~*; *the satisfaction of the City Traffic Engineer; (CPC amended)*
- m. Provide for *1/2 the cost of* signalization at the intersection of West El Camino Avenue and the loop road as required by the City Traffic Engineer.

Note: No City contribution for overwidth pavement shall be applicable if the applicant incorporates a 90' right-of-way for the proposed loop street.

83-305

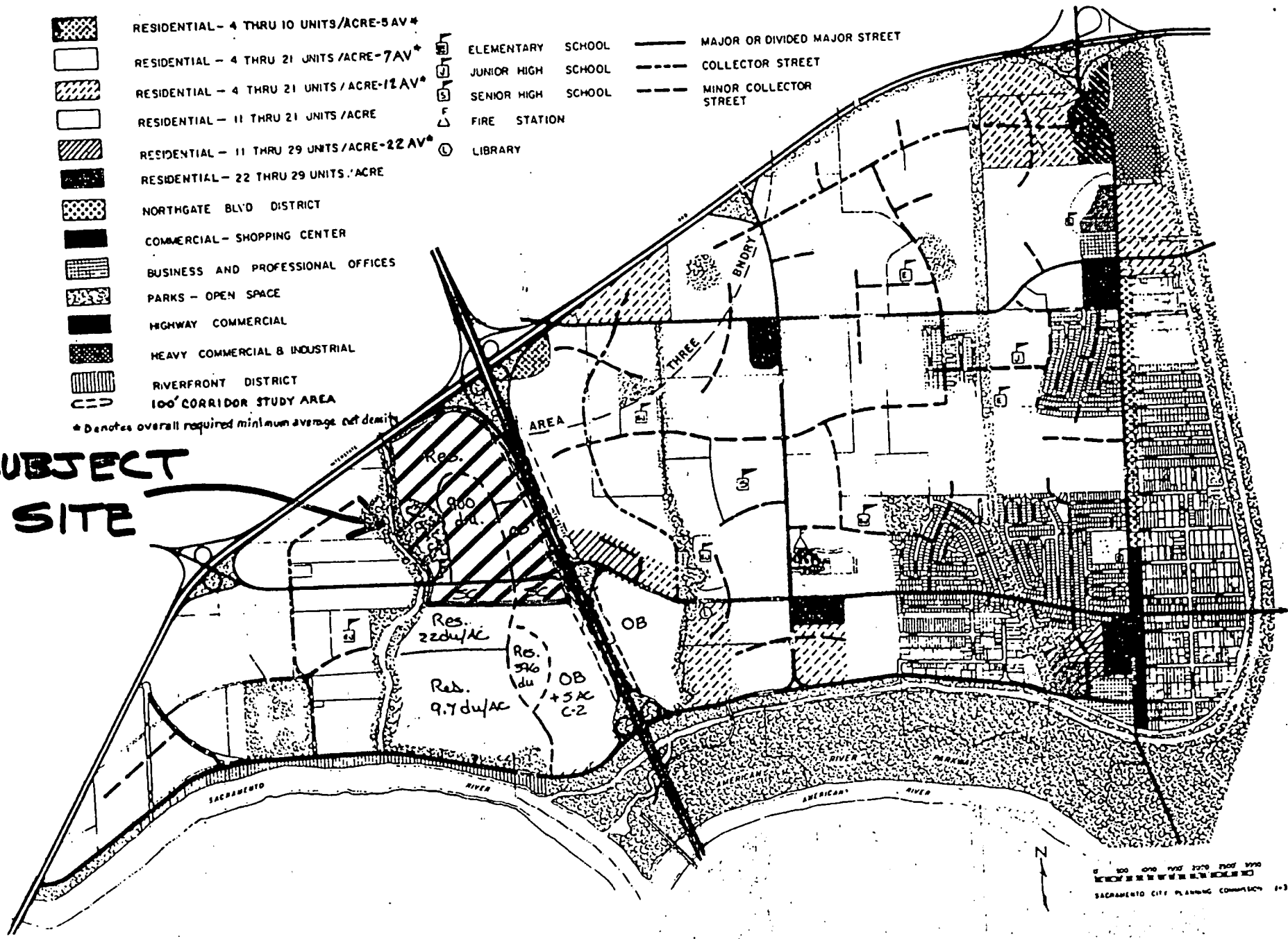
# LOCATION MAP

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5AV\*
  -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7AV\*
  -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12AV\*
  -  RESIDENTIAL - 11 THRU 21 UNITS /ACRE
  -  RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22 AV\*
  -  RESIDENTIAL - 22 THRU 29 UNITS /ACRE
  -  NORTHGATE BLVD DISTRICT
  -  COMMERCIAL - SHOPPING CENTER
  -  BUSINESS AND PROFESSIONAL OFFICES
  -  PARKS - OPEN SPACE
  -  HIGHWAY COMMERCIAL
  -  HEAVY COMMERCIAL & INDUSTRIAL
  -  RIVERFRONT DISTRICT
  -  100' CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
  -  JUNIOR HIGH SCHOOL
  -  SENIOR HIGH SCHOOL
  -  FIRE STATION
  -  LIBRARY
-  MAJOR OR DIVIDED MAJOR STREET
  -  COLLECTOR STREET
  -  MINOR COLLECTOR STREET

002808

10-27-83  
10-13-83

## SUBJECT SITE



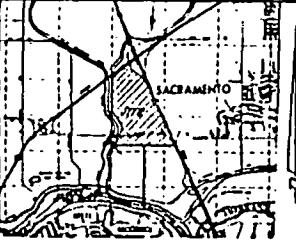
\* Denotes overall required minimum average net density

## SOUTH NATOMAS COMMUNITY PLAN

0 100 200 300 400 500 600 700 800 900  
SACRAMENTO CITY PLANNING COMMISSION 8-81

No. 15  
8

083-31



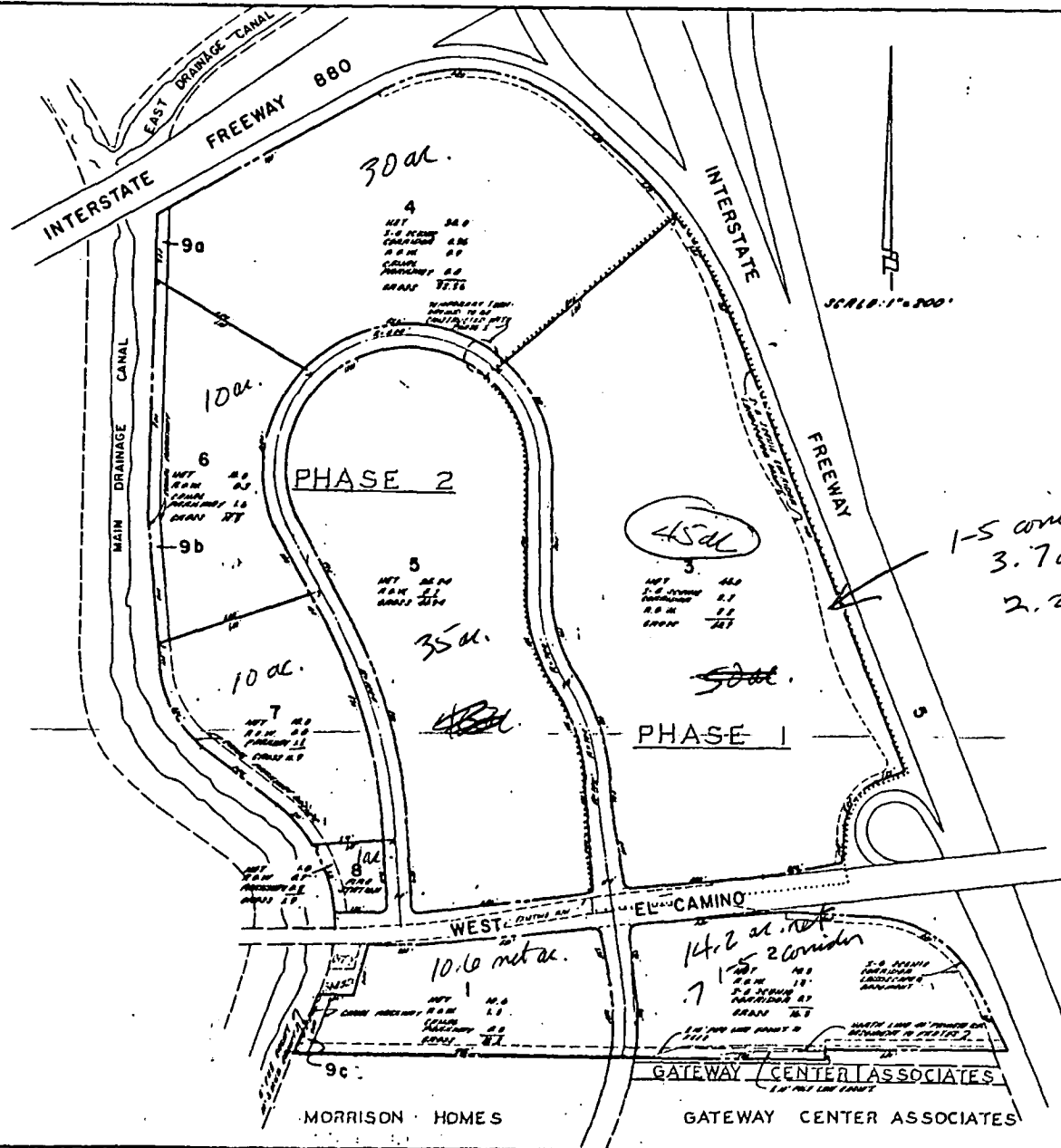
LOCATION MAP

002809

10-27-83

10-27-83

A Sanitary access should be provided if dev. of Parcel 1 occurs  
350,000 \$



DESIGNED BY  
MORTON & PITALO, INC.  
1117 "D" STREET, SUITE 200  
SACRAMENTO, CA 95811  
(916) 442-1111

ENGINEER  
MORTON & PITALO, INC.  
1117 "D" STREET, SUITE 200  
SACRAMENTO, CA 95811  
(916) 442-1111

ASSISTANT ENGINEER  
224-280-18, 08, 06, 07/08

EXISTING USE  
VACANT

PROPOSED IMPROVEMENTS  
SACRAMENTO CITY STANDARDS

ZONING  
CITY AGREEMENT NO. 22054  
DECEMBER 7, 1982

NO. OF SHEETS  
1

SHEET  
1 OF 8 SHEETS

PROJECT FILE #  
100-280909

FIELD STATION  
NONE

PROPERTY  
1-5 MORRISON HOMES  
1-6 GATEWAY CENTER ASSOCIATES

OFFICIAL  
REGISTERED

1-5 combined  
3.7 acres  
2.2 R/W

14.2 ac. net  
7 2 corridors  
GATEWAY CENTER ASSOCIATES

NO.	DESCRIPTION	APPROVED BY	DATE
1			1

FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	DATE
	HORIZONTAL					10/27/83
	VERTICAL					1

TENTATIVE MAP FOR  
**CAPITOL BUSINESS PARK**  
CITY OF SACRAMENTO, CALIFORNIA

Residential

50' wide landscaped buffer

- x = bus stop
- = stop w/ turnout
- ⊙ = stop w/ shelter
- ⊗ = stop w/ turnout & shelter

I-5 Scenic Corridor

Office

EXHIBIT A

Park

NATOMAS EASTSIDE LAND USE PLAN

Parkway Corridor

Shopping Center

Fire Station

002810

DEC 7 1982

82-851

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Angelo Tsakopoulos Developments, Inc., 7700 College Town Dr., Sacto., CA 95826		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	9-1-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 274-320-22,24

APPLICATION: Lot Line Adjustment (P83-292)

LOCATION: Northeast quadrant of Garden Highway & Main Drainage Canal

PROPOSAL: The applicant is requesting the necessary entitlement to relocate an east-west line in order to create one parcel of 40 acres gross.

## PROJECT INFORMATION

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Planned Unit Development - residential  
Existing Zoning of Site: R-1; R-1A; R-2B(PUD)  
Existing Land Use of Site: Vacant

### Surrounding Land Use and Zoning:

North: Vacant; OB-PUD  
South: River restaurant; FW-PUD  
East: Vacant; OB-PUD  
West: Vacant; drainage canal; County

Property Dimensions: Irregular  
Property Area: 112± acres  
Topography: Flat  
Street Improvements/Utilities: To be provided

## STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two residentially zoned parcels totaling 112± vacant acres. The site is known as Natomas Oaks PUD. The two parcels were created by a parcel map approved by the City Council on May 31, 1983. The applicant is requesting a lot line adjustment so that Lot A will contain 40 gross acres. To accomplish this, the eastern end of the east/west property line is to be rotated approximately 140 feet to the north.
2. Plans for this project were routed to the offices of the City Engineer and City Water Division. There were no objections to the request. The City Engineer requests the following as conditions of approval. The applicant shall:
  - a. Monument the new lot line;
  - b. Provide closure calculations for a new deed description.
3. Staff has no objections to the proposed lot line adjustment.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment by adopting the attached resolution.

APPLC. NO. P83-292

MEETING DATE October 12, 1983

CPC ITEM NO. 26

002811



*Will pl. check + OK*

STAFF REPORT AMENDED 10-27-83  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

*Tom  
check*

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 Existing Land Use of Site: Vacant

*S - Final  
 Amend recommend  
 NOT SRC recommend.  
 see notes*

Surrounding Land Use and Zoning:  
 North: I-880 Freeway; TC  
 South: Vacant; R-2B(PUD) & OB(PUD)  
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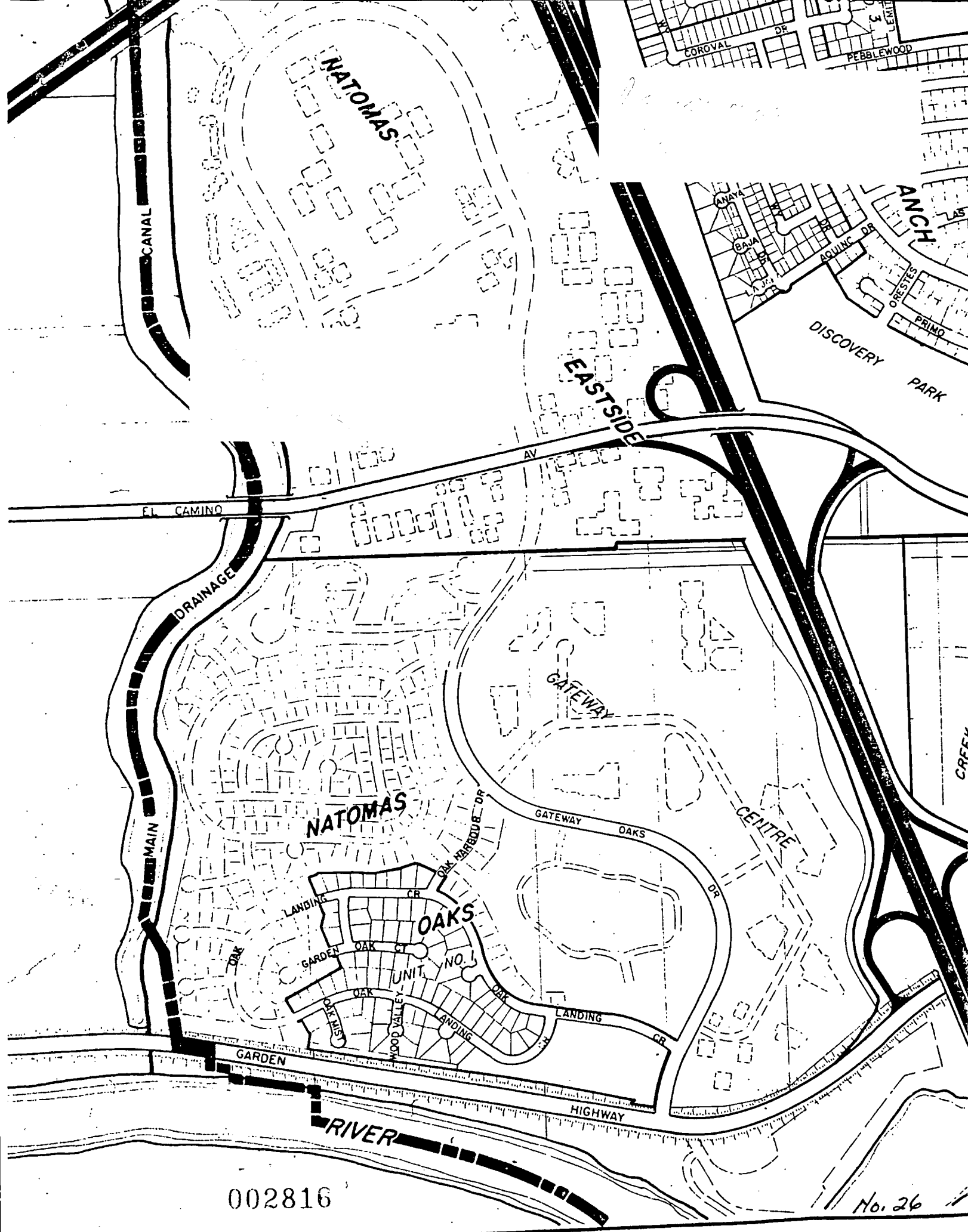
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  - f. Right-of-way study and dedication required for West El Camino Avenue;
  - g. Pay necessary fees to RD 1000 for increased runoff into their facilities over and above original plan for this area;
  - \* h. Provide funds for ~~one-half~~ <sup>25%</sup> of the estimated cost of the future widening of the existing bridge across the Main Drainage Canal;



002816

No. 26

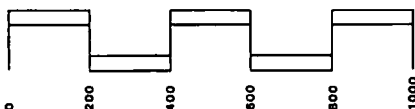
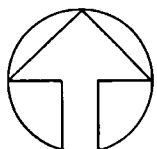
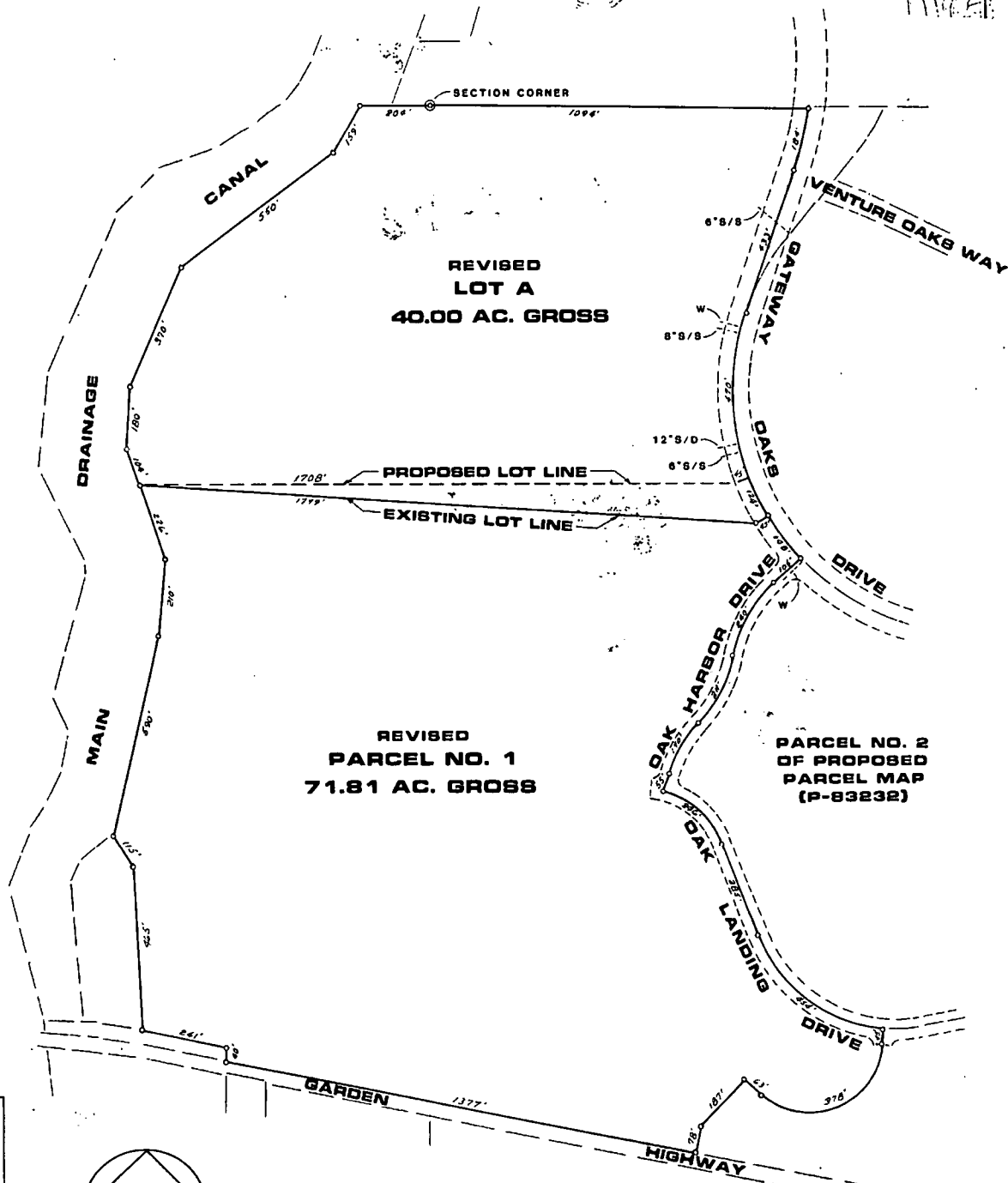
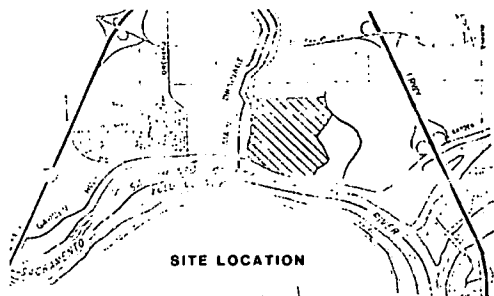
EXHIBIT 'A'

**PROPOSED  
LOT LINE ADJUSTMENT**

**LOT A, 75-PM-34 & PARCEL NO. 1 OF  
PROPOSED PARCEL MAP (P-83232)  
APN 274-320-22 & 24**

**WATER MAIN, STORM DRAINAGE & SEWER LINES  
EXIST IN GATEWAY OAKS DRIVE**

**SEE SHEET NO. 2 FOR EXISTING EASEMENTS**



SCALE IN FEET

002818

002817

AUGUST, 1983 9051-003

**SHEET NO. 1**

2405090000 CY 28814  
150 E 218EEL  
MTC 50 1282

T-83292

OCT. 13, 1983

No. 26

*CPC  
Amended*

- i. Eliminate the temporary turnaround and provide a minimum of 36' of pavement and utilities on the loop street back to West El Camino Avenue with phase I; *or an alternative acceptable to the City Traffic Eng.*
- j. Dedicate the fire station site to the City of Sacramento in fee with appropriate credit given;
- k. Pursuant to Section 4-B of the Development Agreement, the applicant shall submit a copy of the association mechanism on CCRs for planning staff review and approval; *and alignment*
- l. Revise the right-of-way for the loop street to include a 34' right-of-way or a 1000' radius; *the satisfaction of the City Traffic*
- 1/2 cost*  
m. Provide for signalization at the intersection of West El Camino Avenue and the loop road as required by the City Traffic Engineer.

Note: No City contribution for overwidth pavement shall be applicable if the applicant incorporates a 90' right-of-way for the proposed loop street.

*NOTE: Amended conditions "g" & "m" were revised per request of City Manager's Office and the Public Works D.*

002815

