

P95-072 - COCA COLA TENTATIVE MAP/REZONE

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Rezone 7.7± partially developed acres from Manufacturing Research and Development - 20 Planned Unit Development (MRD-20{PUD}) to Manufacturing Industrial Park Planned Unit Development (MIP-PUD) zoning in the Coral Business Park PUD.
 - D. Tentative Map to subdivide one legal parcel into two parcels: 1) to accommodate a Coca Cola building currently under construction on 15.7± acres in the proposed MIP-PUD zone; and 2) to create a vacant 6.3± acre site in the MRD-20(PUD) zone.

LOCATION: Southwest corner of Gateway Park & Stadium Boulevards
225-0160-068,070 (one legal parcel)
North Natomas
Natomas Unified School District
Council District 1

APPLICANT:	Sheldon Land Surveying, Gary Sheldon, (916) 729-1832 6060 Sunrise Vista Dr. Citrus Heights, CA 95610
OWNER:	Keith Trowson, Coral Business Center P.O. Box 160608, Sacto. CA 95816
PLANS BY:	Sheldon Land Surveying, 6060 Sunrise Vista Dr.
APPLICATION FILED:	July 21, 1995/Amended August 28, 1995
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY/RECOMMENDATION: The applicant is proposing to subdivide one legal parcel into two parcels to accommodate the existing Sacramento Coca Cola Bottling Company Inc. building currently under construction (15.7 \pm acres) and the second parcel to accommodate a future industrial/warehouse building (6.3 \pm) on a total of 22.0 \pm partially developed acres. The project also includes a rezone (7.7 \pm) of a portion of the 22.0 \pm acres from (MRD-20{PUD}) to MIP-PUD to place the Coca Cola building in one single zone (MIP-PUD). In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. **Staff recommends approval of the project.** This recommendation is based on its consistency with current General Plan and North Natomas Community Plan land use designations and policies regarding industrial/warehouse development in the Coral Business Park Planned Unit Development.

PROJECT INFORMATION:

General Plan Designation:	Industrial Employee - Intensive
Community Plan Designation:	Employment Center - 30(PUD)
Existing Land Use of Site:	Coca Cola Building/Vacant
Existing Zoning of Site:	MRD-20{PUD} - 14.0 \pm acres MIP-PUD - 8.0 \pm acres

Surrounding Land Use and Zoning:

North: Vacant Land; MIP
 South: Raley's Warehouse; MIP(PUD)
 East: Vacant Land; County
 West: Vacant/East Main Drainage Canal; AOS

Property Dimensions:	Irregular
Property Area:	22.0 \pm gross acres
Square Footage of Existing Coca Cola Building:	202,640 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit

Agency

Certificate of Compliance

Public Works, Development Services

BACKGROUND INFORMATION: On December 4, 1990, the City Council approved the Coral Business Center Planned Unit Development and associated entitlements (i.e., General Plan and Schematic Plan Amendments and Rezone) for future construction of warehouse and support facilities such as Coca Cola and Raley's (P93-179). Since the original PUD approval, the Raley's warehouse has been constructed and is now in operation. On August 11, 1994, the City Planning Commission approved a Special Permit to construct and operate a 202,640 square foot, two story coca cola warehouse and bottling facility on 22.0± acres in the Coral Business Center Planned Unit Development (PUD). The Coca Cola building is currently under construction.

The applicant is now requesting a Tentative Map to establish two legal parcels in order to place the Coca Cola building on one legal parcel and Rezone a portion of the 22.0± acres to place coca cola building in one zone (MIP-PUD). At present, the Coca Cola building is being constructed in two separate zones (MIP-PUD & MRD-20 PUD).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the site for Industrial Employee - Intensive and the North Natomas Community Plan designates the site for Employment Center - 30 (EC). The proposed rezone and tentative map proposals are consistent with existing land use designations in both the General Plan and North Natomas Community Plan and the overall development planned for Coral Business Center PUD. A rezone of 7.7± acres is also consistent because it eliminates a split zone which the Coca Cola building is being constructed on. The project as proposed is consistent with General Plan and Community Plan policies which allow for a range of land uses from residential to office, as well as industrial uses such as warehouses and bottling facilities.

The project also supports lower employee densities (i.e., average 30 employees per acre) in the PUD. Higher intensity development (EC-50, EC-80) within the EC-30 designation is encouraged in proximity to transit stations and stops. The suffix number attached to the Employment Center designations specifies the average number of employees allowed per net acre. Higher densities are more suited for the southern portion of the PUD, since the transit line is planned in close proximity. Finally, the project as proposed will be in keeping with policy direction for the Coral Business Center PUD employment densities for the newly created parcel and zone for the project site.

The pertinent goals and policies from the General Plan and North Natomas Community Plan are outlined below.

General Plan Goals/PoliciesGoal

- ✓ Promote the development of employee intensive uses in selected locations where such uses would encourage Light Rail Transit ridership, promote planned housing opportunities; and offer incentives for reuse (Sec. 4-20).

Policies

- ✓ Provide adequate land for expansion of existing facilities and opportunities for new warehousing/distribution activities (Sec. 4-19).
- ✓ Support employee intensive uses where appropriate along transportation corridors, adjacent to Light Rail stations, within selected mixed use areas, and where community plan and redevelopment goals would be implemented (Sec. 4-20).

Community Plan Guiding Policies

- ✓ Designate Employment Centers along the light rail corridor, along both sides of Interstate 5, and elsewhere in the community in order to provide flexible, mixed-use employment centers that serve the needs of major employers and employees.
- ✓ Create mixed-use Employment Centers by allowing major employers and permitting support uses such as retail, residential, and light industrial uses in the EC designation.
- ✓ Locate highest intensity EC uses along the light rail corridor to encourage an interdependence between the transit service and land uses.

B. Rezone

The 22.0± acre site is in an area designated for Employee Intensive development in the Coral Business Center PUD. Of the 22.0± acres, 14.0± acres is zoned MRD-20(PUD) and 8.0± acres is zoned for MIP-PUD. The Coca Cola building, currently under construction, is on a portion of the site (15.7±) which is located in two different zones (MIP & MRD/see Exhibit D). In order to place the Coca Cola building in one zone, the applicant is proposing to rezone approximately 7.7± acres of the site from MRD-PUD to MIP-PUD. With this rezone, the total MIP-PUD zoning will consist of 15.7± acres in which the Coca Cola building will be located on one parcel in one zone.

The rezone will be consistent with the overall warehouse/industrial development under construction on the site. The 280 employees generated for the Coca Cola use will be compatible with the MIP-PUD zoning and the EC-30 land use designation which supports warehouse/bottling facilities with an average of 30 employees per acre. The MIP-PUD zone allows light manufacturing, assembly or processing of materials and goods that are generally already in process. The MIP zone is also used in conjunction with a Planned Unit Development which encourages development to be established in an industrial park like setting, nuisance free environment for light manufacturing, warehouse and distribution. A rezone of the 7.7± acres will, therefore:

- * not be in conflict with the industrial intensity allowed on the site;
- * be in accordance with General Plan and Community policies adopted for industrial parks;
- * place the Coca Cola building in one zone on one parcel; and
- * conform to the zoning which supports the overall buildout for the northern portion of the Coral Business Center PUD.

C. Tentative Map Design

The tentative parcel map indicates a subdivision of one lot into two lots. Parcel A (MRD-20) will be 6.3± acres and will remain vacant. Parcel B (MIP-PUD zone) will be 15.7± acres and will contain the Coca Cola building currently under construction. The County Assessor's office currently assesses the property as two taxed properties with different parcel numbers. Additionally, the City's parcel pages reflect two separate parcels. According to the development/owner, only one legal parcel is established on the 22.0± acre site. The purpose of the lot split is to place Coca Cola business on a separate parcel under separate ownership.

Access to Parcels A and B will be off of Gateway Park Boulevard. Parcel will also have access off of Stadium Boulevard. Reciprocal access will be provided between both newly established lots. Planning staff is not opposed to the proposed lot split in that:

- * the proposed lot split is a logical separation and will be in keeping with the overall buildout for the PUD, and industrial/warehouse lot sizes;
- * both parcel sizes will adequately serve existing and future warehouse/industrial development in the PUD;
- * the newly established lots will eventually place the Coke business under one ownership; and
- * the proposed subdivision conforms with the Coral Business Center schematic plan.

PROJECT REVIEW PROCESS:A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address plant and animal life, utilities and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

B. Public/Neighborhood/Business Association Comments

The project was reviewed by the Natomas Community Association (NCA). Representatives of NCA indicated their support of the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received have been included as either Mitigation Measures or conditions of the Tentative Map.

D. Subdivision Review Committee Recommendation

On October 18, 1995, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission may recommend approval or denial of the Rezone. The Planning Commission's action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Item C below, requires City Council approval.

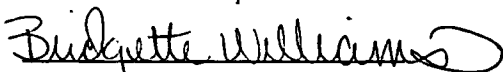
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan.

- C. Recommend approval of the Rezone for 7.7± acres from MRD-20 to MIP-PUD and forward to City Council.
- D. Adopt the attached Resolution approving the Tentative Map to subdivide 22.0± partially developed acres into two legal parcels subject to conditions.

Report Prepared By,

Report Reviewed By,



Bridgette Williams
Associate Planner

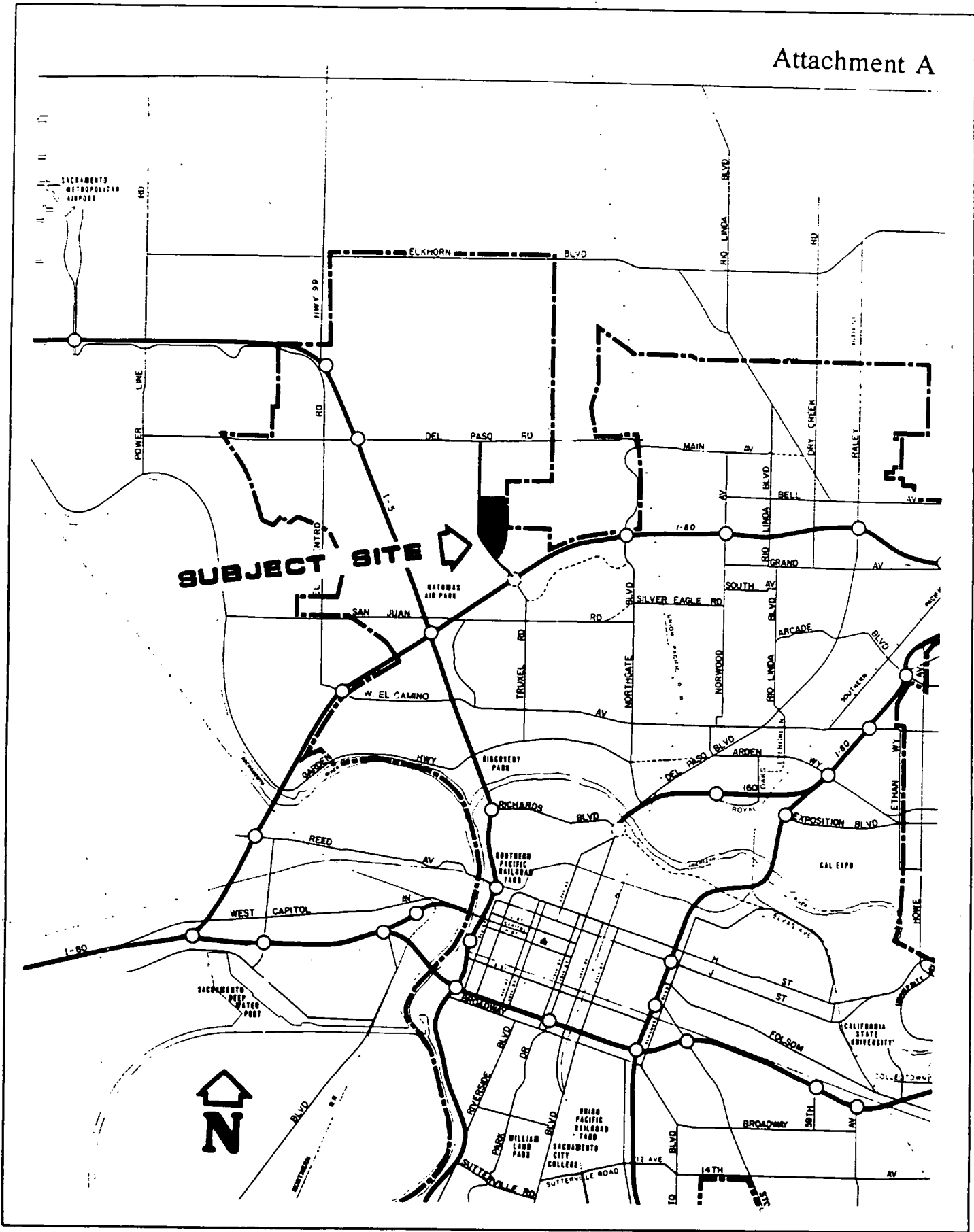


Scot Mende
Senior Planner

Attachments

- | | |
|--------------|---|
| Attachment A | Vicinity Map |
| Attachment B | Land Use and Zoning Map |
| Attachment C | Resolution Approving Mitigation Monitoring Plan |
| Exhibit C-1 | Mitigation Monitoring Plan |
| Attachment D | Resolution Approving Tentative Map |
| Exhibit D-1 | Tentative Map Exhibit |
| Attachment E | Rezone Exhibit |

Attachment A



VICINITY MAP

RESOLUTION NO. _____

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF _____**

**MITIGATION MONITORING PLAN FOR P95-072 FOR A REZONE OF 7.7+ DEVELOPED ACRES FROM MRD-20 PUD TO MIP-PUD AND A TENTATIVE MAP TO SUBDIVIDE ONE LEGAL PARCEL INTO TWO PARCELS FOR THE EXISTING COCA COLA BUILDING ON A TOTAL OF 22.0+ PARTIALLY DEVELOPED ACRES IN THE MIP-PUD ZONE AT THE SOUTHWEST CORNER OF GATEWAY PARK BOULEVARD AND STADIUM BOULEVARD IN THE NORTH NATOMAS COMMUNITY PLAN AREA.
(APN:#225-0160-068 & 070) (P95-072)**

WHEREAS, the City Planning Commission held a public hearing to review the above described project;

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures have been added to the project; and

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for the Coral Business Park (P95-072) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated September 18, 1995.

Chairperson

ATTEST:

Secretary to Planning Commission

P95-072

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Coral Business Park - Tentative Map/Rezone/P95-072

Type of Environmental Document:
Negative Declaration

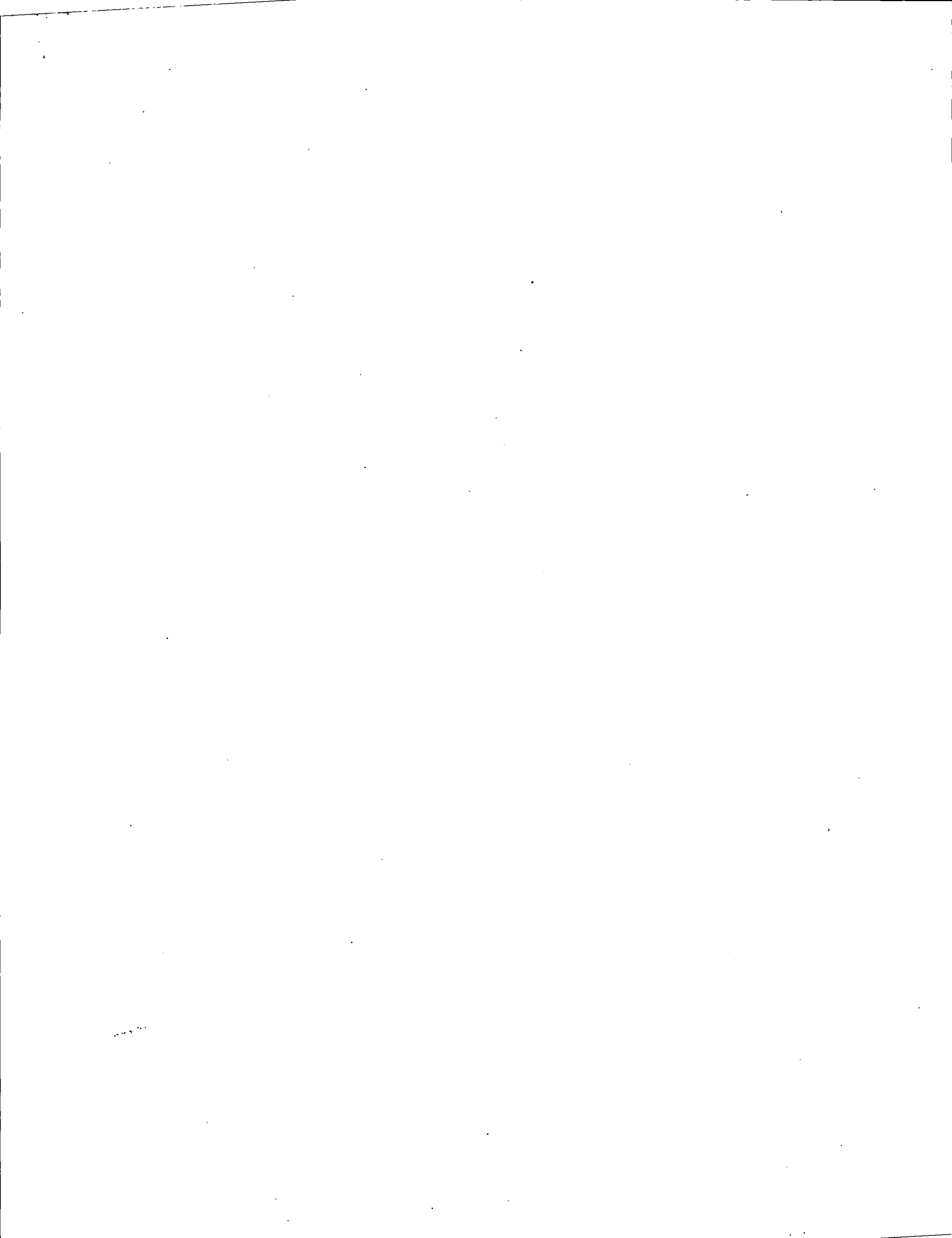
Prepared By:
City of Sacramento Environmental Services Division
September 18, 1995

Adopted By:
City of Sacramento, City Planning Commission

Date:

Attest:

Chairperson



CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Coral Business Park PUD/ P95-072
Owner/Developer- Name: Coral Business Center/ Keith Trowson
Address: P.O.Box 160608
Sacto, CA 95816

Project Location / Legal Description of Property (if recorded):

Southwest corner of Gateway Park Boulevard and Stadium Boulevard

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on plant and animal life and cultural resource impacts. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing a Tentative Map to subdivide 22.0± partially developed acres into two legal parcels in the proposed MRD-PUD and MIP-PUD zones. The project proposal also includes a Rezone of 7.7± acres from MRD-PUD to MIP-PUD zoning. The site is located on the southwest corner of Gateway Park Boulevard and Stadium Boulevard (APN #225-0160-068 & 070) within the North Natomas Community Plan (NNCP) area.

SECTION 3: PLAN CONTENTS

A. Plant/Animal Life - Habitat Conservation Plan

In order to reduce the potential for plant and animal issues to a less-than-significant level, the applicant has agreed to the following mitigation measures:

Mitigation Measure #1

The applicant shall participate in the Natomas Basin Habitat Conservation Plan. At the time of building permit, the applicant shall pay the estimated (interim) HCP fee, based on the Ordinance anticipated to be adopted by the City Council in September or October, 1995. If the HCP program is never implemented, or if the estimated (interim) fee exceeds the actual fee, then the



applicant shall be refunded the difference, with interest. If the estimated (interim) fee is less than the actual fee, the applicant shall pay the difference.

Mitigation Measure #2

The applicant shall submit a plant/animal survey conducted by a qualified biologist/botanist with the Special Permit application prior to any future development. The applicant shall comply with any applicable mitigation measures that result from the survey.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

City Attorney, City of Sacramento
Department of Planning and Development, City of Sacramento
Department of Fish and Game, State of California

MONITORING PROGRAM

The applicant shall participate in the Natomas Basin Habitat Conservation Plan. At the time of building permit, the applicant shall pay the estimated (interim) HCP fee, based on the Ordinance anticipated to be adopted by the City Council in September or October, 1995. If the HCP program is never implemented, or if the estimated (interim) fee exceeds the actual fee, then the applicant shall be refunded the difference, with interest. If the estimated (interim) fee is less than the actual fee, the applicant shall pay the difference.

B. Utilities - Drainage

Mitigation Measure #3

No grading permit or building permit shall be issued for any of the proposed parcels until the public drainage system improvements have been constructed in accordance with, "Agreement for Construction of Drainage Improvements," between Coke, Raley's, AKT, BNN properties, RD 1000 and the City of Sacramento approved on May 2, 1995 (AG95-89).

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

City Attorney, City of Sacramento
Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

The aforementioned mitigation measure is intended to ensure that adequate drainage systems are in place to the satisfaction of the Utilities Director is provided prior to occupancy of buildings on the subject site.

C. Cultural Resources

Mitigation Measure #4

If buried archaeological material, such as flakes, tools, grindstones, or human bone are encountered during the course of construction, work in the immediate vicinity shall be temporarily halted until a qualified archaeologist is consulted.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

The aforementioned mitigation measure shall be complied with during any construction on the subject site.



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP TO SUBDIVIDE ONE LEGAL PARCEL INTO TWO LOTS FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF GATEWAY PARK AND STADIUM BOULEVARDS

(P95-072) (APN: 225-0160-068,070)

WHEREAS, the City Planning Commission on November 16, 1995, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 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 Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

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

WHEREAS, the City Planning Commission 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 COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:



- A. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 - B. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 - C. 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. Both the City General Plan and the North Natomas Community Plan designate the subject site for warehouse/industrial use(s).
 - D. 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.
 - E. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - B. Allocate the Development Fee Financing Mello Roos Tax to Parcel B. No Tax shall be allocated to Parcel A;
 - C. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition;
 - D. Meet all County Sanitation District requirements;
 - E. Show all existing easements;
 - F. Show reciprocal ingress, egress and parking easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;

ADVISORY NOTES:

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

- G. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
- H. The applicant, at their discretion may modify or revise the existing Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement;
- I. No grading permit or building permit shall be issued for Parcel A until the public drainage system improvements have been constructed in accordance with, "Agreement for Construction of Drainage Improvements," between Coke, Raley's, AKT, BNN properties, RD 1000 and the City of Sacramento approved on May 2, 1995 (AG95-89).
- J. AR Flood Zone: In October 1994, the Federal Emergency Management Agency (FEMA) promulgated its Restoration (AR) Flood Zone Interim Rule. the Final Rule is expected out in June 1995. the Interim Rule, as drafted, segregates any area that is zoned AR into two categories: "developed" or "undeveloped". "Developed" is defined as 75 percent or more of the parcels within the area are developed. Generally, residential and non-residential development may occur in areas designated "developed" as long as the floor of the building is elevated three feet above the adjacent grade. No development, residential or non-residential, will be allowed in "undeveloped" areas until 100 year flood protection is obtained. Determination of "developed" or "undeveloped" areas has not been made as of June 1995. The ability to develop the site between now and when the SAFCA Local Project is completed and 100 year flood protection is obtained may be limited by the AR zone regulations, if approved.
- K. The proposed project is located within the 100-year floodplain, designated as Zone A-99, on the Sacramento Community's official Flood Insurance Rate Map, dated November 15, 1989. Pursuant to the City's floodplain management regulations, codified in City Code Chapter 9, Articles XXVI and XXVII (Sec. 9.1001 et seq.), no building permit will be issued for the construction of any residential structure in the North and South Natomas Community Plan areas unless the lowest floor of such structure is built at least one foot above the base flood elevation for the project site, as set forth in the January 1989 Working Map of the U.S. Army Corps of Engineers. The City is currently participating in efforts to obtain approval for levee and other improvements to provide a minimum of 100-year flood protection to all of Sacramento. Upon completion of the improvements and

a determination that adequate protection against the 100-year flood is provided, elevation should not be required. At some time prior to actual completion of the necessary flood protection improvements and with the approval of Congress, Federal Emergency Management Agency (FEMA) and/or other responsible state or federal authorities, the City may be able to authorize the issuance of building permits for the construction of residential structures without the elevation of the structure one foot above the base flood elevation, provided that the lowest floor of the structure will be at or above the base flood elevation for the project site upon the completion of the approved improvements. It is anticipated that the City may be able to authorize such construction commencing in late 1994. However, there is no assurance that this will occur at this or any other time prior to actual completion of the improvements, and it is dependent upon a number of factors, including but not limited to, the date of approval and financing of flood protection improvements; adequate progress on, or completion of, the flood protection improvements; obtaining approval from appropriate federal and/or state authorities;

- L. Execute a written School Facilities Fees Agreement with the Natomas Unified School District in satisfaction of the proposed subdivision's school facilities impacts on the District, subject to ratification by the District's Board of Trustees.
- M. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). This will require the applicant to file a Notice of Intent (NOI) with the California Water Resource Control Board (CWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit application and NOI may be obtained from the Department of Utilities by calling 433-6318.
- N. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.
- O. On-site, post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. BMP's may effect site layout and design. Therefore, BMP's must be included on the site plan and approved by the Department of Utilities. At a minimum, source control measures and on-site controls shall be implemented.

P92-072

November 16, 1995

ITEM # 13
PAGE 19

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P95-072

#13 (20)

Exhibit D-1

OWNER:
CORAL BUSINESS CENTER
PO BOX 18000
SACRAMENTO, CA 95818

APPLICANT/SURVEYOR:
SHELDON LAND SURVEYING
6080 SUNRISE VISTA DRIVE STE. 3450
CITRUS HEIGHTS, CA 95610
(916) 729-1832

ZONING:

PARCEL #	CURRENT ZONING	PROPOSED ZONING
PARCEL "A"	MIP/PLD	CC-50
PARCEL "B"	MIP/PLD & MHO/PLD	MIP/PLD

COMMUNITY PLAN DESIGNATION: LIGHT INDUSTRIAL

BUILDING SETBACKS:
AS APPROVED P93-178
FRONT - 25'
REAR - NONE
SIDE - NONE

TOPOGRAPHY:
FLAT

TREES:
NONE

STRUCTURES:
NO STRUCTURES ON PARCELS "A".
IMPROVEMENTS SHOWN ON PARCEL "B"
ARE AS PROPOSED - SITE UNDER
CONSTRUCTION.

FLOODPLAIN:
A-99

MODIFICATIONS/DESIGN REQUESTS:
NONE REQUESTED

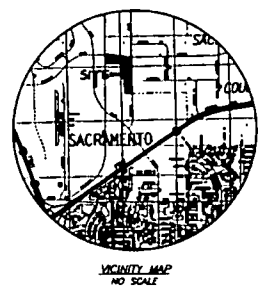
SCHOOL DISTRICT:
NATIONALS UNITED SCHOOL DISTRICT

NOTES:
CONNECTION TO EXISTING MAPS IN STADIUM
BLVD. AND GATEWAY PARK BLVD.

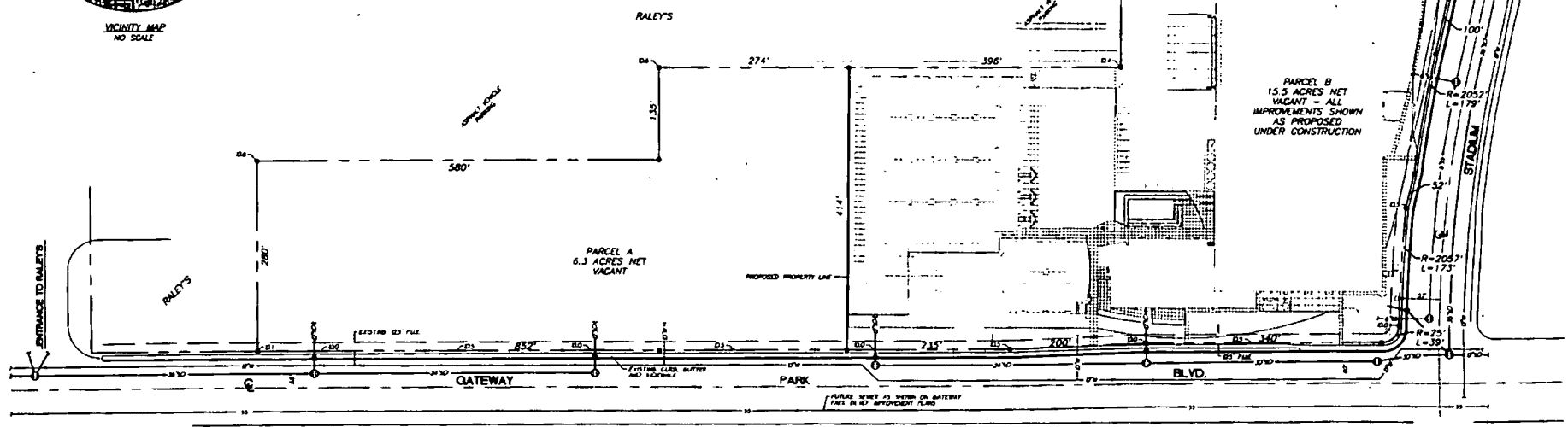
SCHEM:
CONNECTION TO EXISTING LINE IN STADIUM
BLVD. AND/OR FUTURE LINE TO BE PLACED
IN GATEWAY PARK BLVD.

STORM DRAIN:
CONNECTION TO EXISTING FACILITIES IN STADIUM
BLVD. AND GATEWAY PARK BLVD.

EAST DRAINAGE CANAL



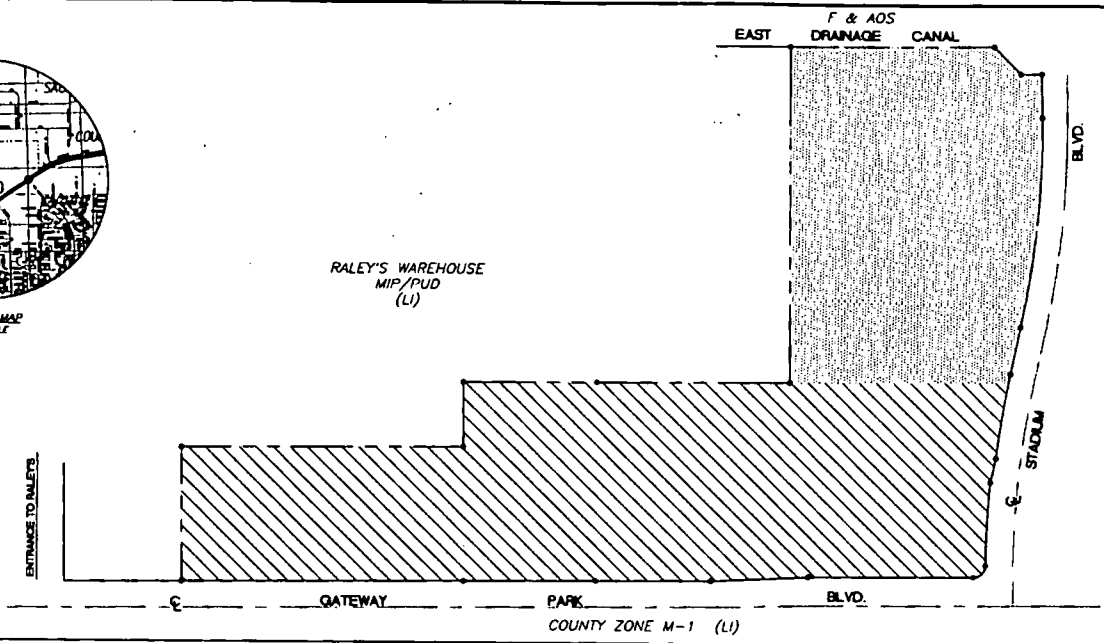
- LEGEND:**
- 10" — STORM DRAIN LINE
DISE = DIRECTION OF FLOW
 - STORM DRAIN MANHOLE
 - DROP INLET
 - 12" — SANITARY SEWER LINE
DISE = DIRECTION OF FLOW
 - SANITARY SEWER MANHOLE
 - — WATER LINE DISE INDICATED



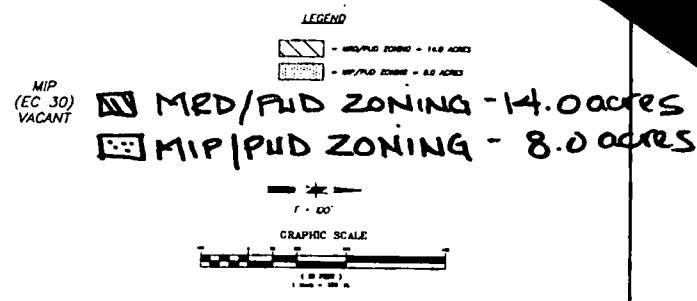
A.P.N. 229-066-008 & 070	SECTION 100000	1	REVISED PROPOSED ZONING AND PARCELS	S.E.S.	8-25-83	HORIZONTAL SCALE 1" = 60'		SHELDON LAND SURVEYING 6080 SUNRISE VISTA DRIVE SUITE 3450 CITRUS HEIGHTS, CALIFORNIA 95610 (916) 729-1832	P95-072 TENTATIVE PARCEL MAP FOR CORAL BUSINESS CENTER OF COCA-COLA BOTTLING FACILITY PARCEL 3 132 PM 10 CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA	SHEET 1 OF 1
BENCHMARK NO.	DEL.					DRAWN BY				
NORTHING: 5000.00						DATE				
EASTING: 5000.00						BY: S & P/S JOB NO.: 10404				

#13 (31)

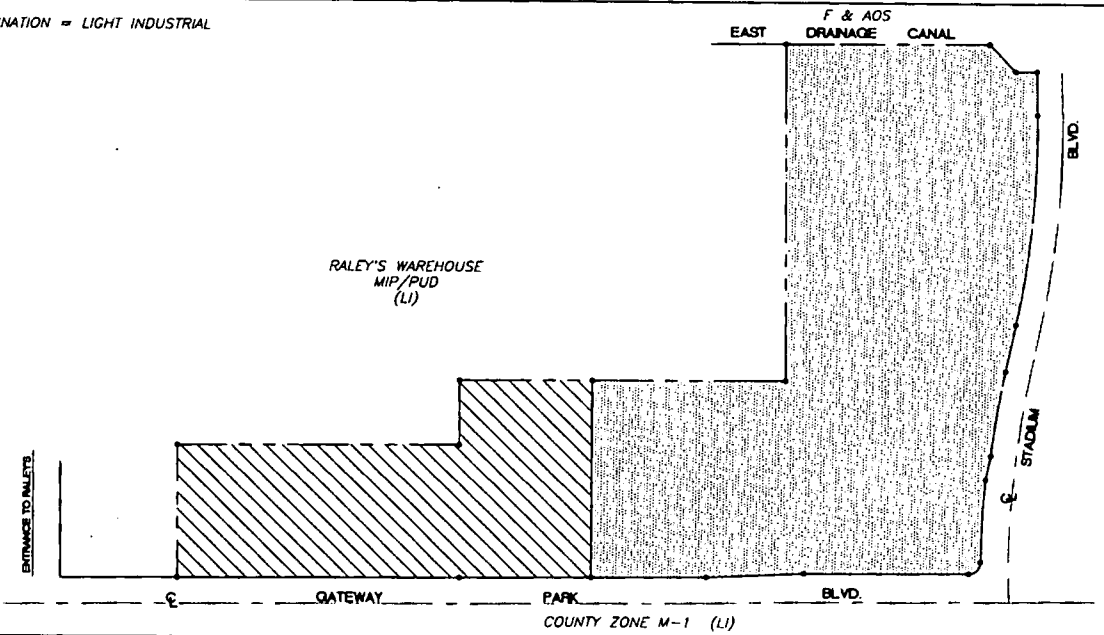
Attachment E



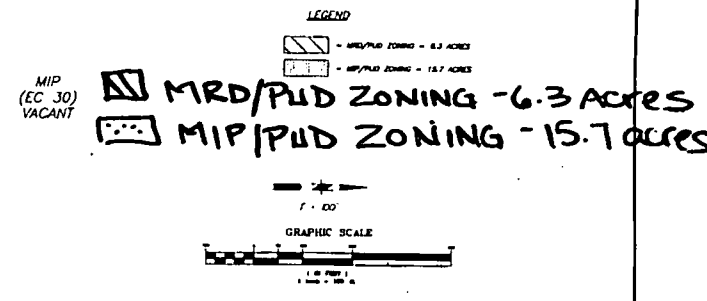
CURRENT ZONING AND PROPERTY LINES



COMMUNITY PLAN DESIGNATION = LIGHT INDUSTRIAL



PROPOSED ZONING AND PROPERTY LINES



A.P.N. 722-050-008 & 070	SECTION 370000'		SHELDON LAND SURVEYING 6060 SUNRISE VISTA DRIVE SUITE 3450 CITRUS HEIGHTS, CALIFORNIA 95610 (916) 729-1832	P95-072 ZONING EXHIBIT FOR CORAL BUSINESS CENTER OF COCA-COLA BOTTLING FACILITY PARCEL 3 1:32 PM 10 CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA	SHEET 1 OF 1
RESEARCHER NO. CITY	NORTHING: 8000.00 EASTING: 8000.00				

SEINT