



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

CITY MANAGER'S OFFICE
RECEIVED
DEC 12 1985

Administration
Room 300 1449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

December 10, 1985

City Council
Sacramento, California

FILED
DEC 17 1985
sent to 12-23-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

APPROVED
BY THE CITY COUNCIL

DEC 23 1985

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Map (P85-448) (APN: 274-042-18, 24, 26) (PT)
 3. Subdivision Modification to waive standard street improvements

LOCATION: South of El Camino Avenue, north of Garden Highway, east of I-5

SUMMARY

This is a request to subdivide 17+ vacant acres into two parcels located in the Office Building (OB-PUD) zone. This is also a request to waive standard street improvements along Garden Highway. Staff and the Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modification, subject to conditions.

BACKGROUND INFORMATION

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

Surrounding Land Uses and Zoning are as follows:

North:	Office;	OB-PUD
South:	American River;	F
East:	Vacant;	R-2A-R and R-2B-R
West:	Freeway	

The subject site is a portion of Natomas Corporate Center. The applicant proposes to subdivide 17 acres into two parcels. The smaller parcel is intended for office development. There is no user for the larger parcel. The proposed parcel lines are consistent with the PUD schematic plan. Specific building plans will be reviewed by the Planning Commission when the applicant requests approval of a Special Permit.

The City Engineer recommends waiving standard street improvements until all of Garden Highway is improved.

The Environmental Coordinator has filed a Negative Declaration subject to the following mitigation measures:

- a. Grading, trenching, cutting and/or filling within the dripline of any tree shall not occur;
- b. No action shall be taken that will harm the health, vitality or longevity of any tree.

RECOMMENDATION


Staff recommends the following:

- 1. Ratifying the Negative Declaration;
- 2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Respectfully submitted,

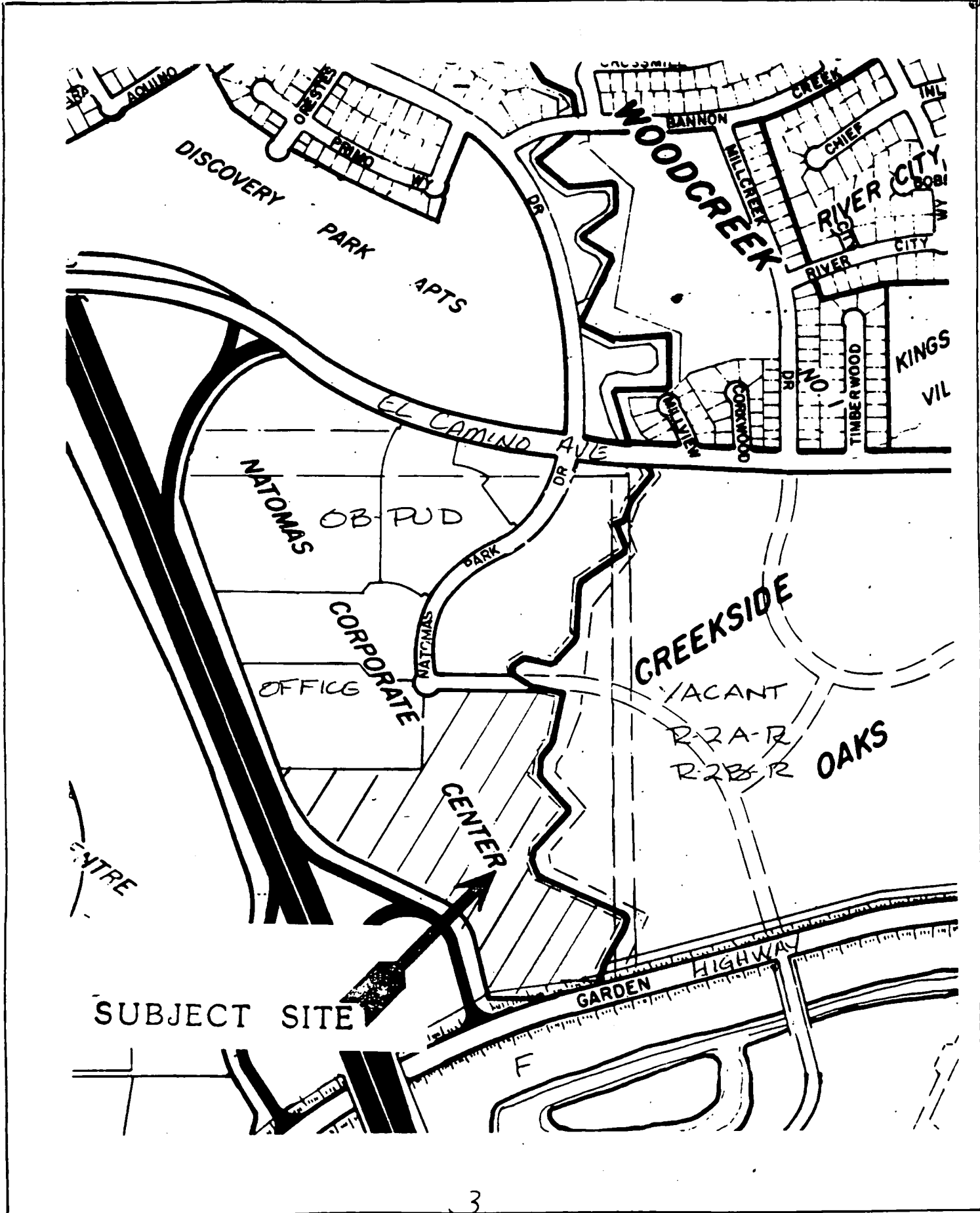

 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:


 for: Walter J. Slupe, City Manager

SD: pkb
 attachments
 P85-448

December 17, 1985
 District No. 1



SUBJECT SITE

VICINITY - LAND USE - ZONING

AMENDED

RESOLUTION No. 85-989

Adopted by The Sacramento City Council on date of

OFFICE OF THE
CITY CLERK

DEC 23 1985

APPROVED
BY THE CITY COUNCIL

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED SOUTH OF EL CAMINO AVENUE, NORTH
OF GARDEN HIGHWAY, EAST OF I-5**

(P85-448) (APN:274-042-18,24,26)

WHEREAS, the City Council, on December 17, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located south of El Camino Avenue, north of Garden Highwat, east of I-5.

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 1978 South Natomas Community Plan designate the subject site for office use(s).
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. In the matter of the hereby approved requested subdivision modification to waive standard street improvements:
 - a. that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that there are no improvements along Garden Highway
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that it is impracticable to construct improvements until the right-of-way is determined
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that it will not alter the existing character of the area
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for commercial use(s)
7. 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 pursuant to Section 40.811 of the City Code along Natomas Park Drive;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- d. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- e. Meet all County Sanitation District requirements;
- f. Renumber lots to 1 and 2;
- g. Submit a soils test prepared by a registered engineer to be used in street design;
- h. Submit a seepage study prepared by a registered engineer that identifies and recommends solutions to ground water related problems which may occur in both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
- i. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
- j. Obtain approval of Reclamation District 1000 and pay necessary fees;
- k. Dedicate 58-foot right-of-way along Natomas Park Drive;

- l. Show reciprocal access easements on final map;

- m. Show reciprocal sewer and drainage easements on final map;

MAYOR

ATTEST:

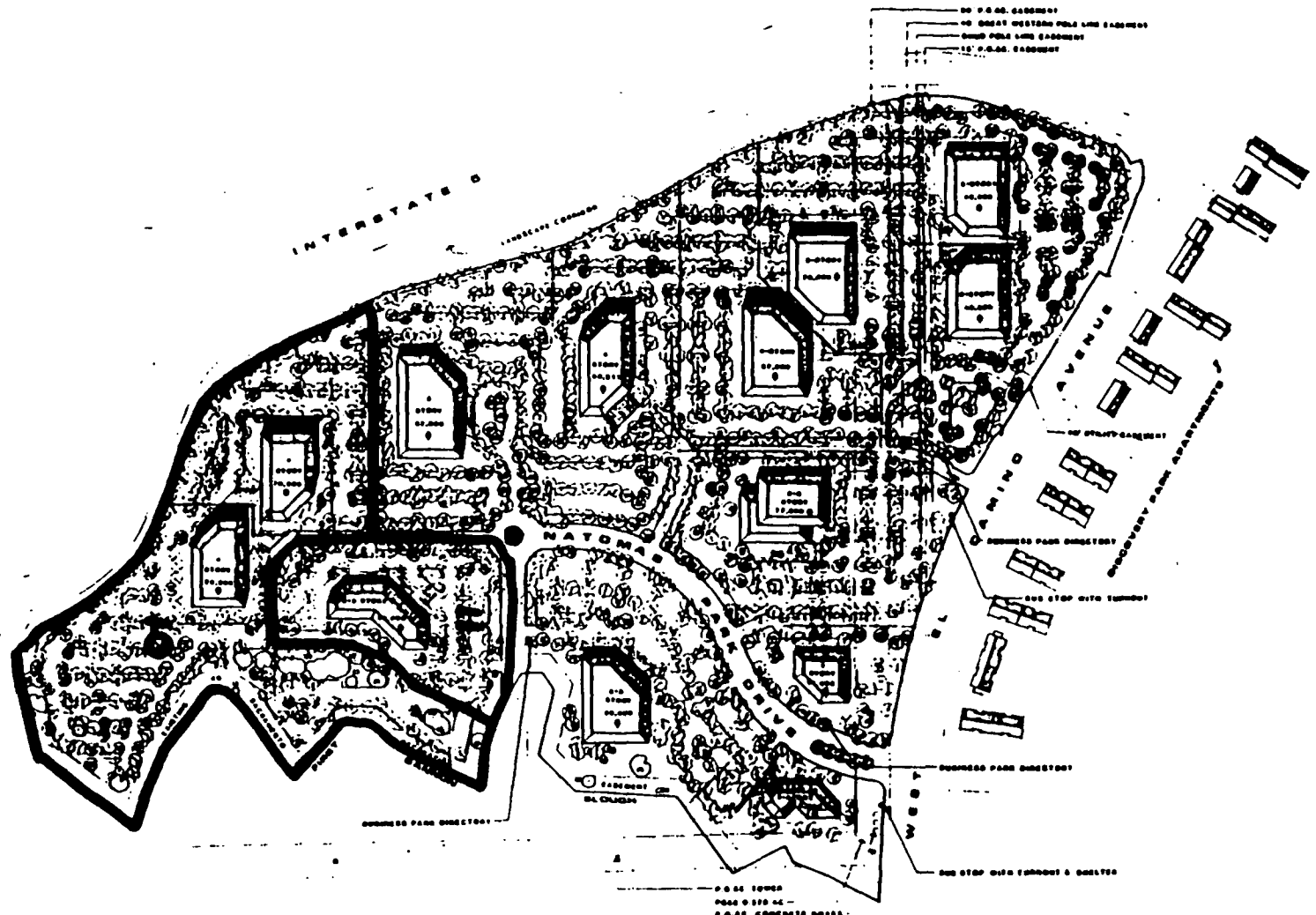
CITY CLERK

P35-448

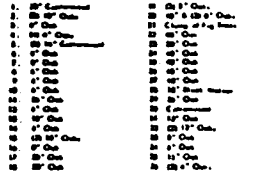
**schematic
site plan**

A professionally prepared schematic site plan prepared by KOS developers on behalf of the City of Sacramento, California.

**natomas
corporate
center**



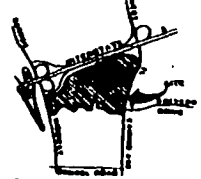
EXISTING TREE LEGEND



SCHEMATIC PLAN SUMMARY

GROSS ACREAGE	583 AC.
NET ACREAGE	
TOTAL BUILDING AREA	782,313 SQ. FT.
OFFICE/BUSINESS	782,313 SQ. FT.
PARKING REQUIRED	3,173 SPACES
PARKING PROVIDED	3,173 SPACES

VICINITY MAP



P 83097

83



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CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

January 6, 1986

Natomas Corporate Center
7919 Folsom Blvd.
Sacramento, CA 95826

Dear Gentlemen:

On December 23, 1985, the Sacramento City Council took the following action(s) for property located south of West El Camino Avenue, north of Garden Highway, east of I-5:

Adopted Res. 85-989 adopting Findings of Fact approving Tentative Map to divide 17 $\frac{1}{2}$ acres into two parcels located in the Office Building zone; and Subdivision Modification to waive standard subdivision improvements. (P-85448)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Anne J. Mason
Assistant City Clerk

AJM/dbp/20

Enclosure

cc: Planning Department

Spink Corp.
P.O. Box 2511
Sacramento, CA 95811