

P93-122 - Gateway Oaks Tentative Map

REQUEST: Two Year Time Extension for a Tentative Map to subdivide one lot into three lots on 40.0± vacant acres in the Standard Single Family-Planned Unit Development (R-1{PUD}) zone

LOCATION: Westside of Gateway Oaks Dr. at Venture Oaks Drive
APN: 274-0320-028
South Natomas Community Plan
Grant Joint Union
Council District 1

APPLICANT:	Spink Corp. (Michael Smith) 925-5550 2590 Venture Oaks Way, Sacto. CA. 95833
OWNER:	The Greek Orthodox Church of the Annunciation of Sacramento
APPLICATION FILED:	8/13/93
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY/RECOMMENDATION:

On August 13, 1991, the City Council approved a Tentative Map to subdivide 40.0± vacant acres into three lots in the R-1(PUD). The Tentative Map entitlement is effective for a two year period from the date of approval. The Council Transmittal for P90-172 is attached. The applicant is requesting a two year time extension for the Tentative Map prior to the expiration date. Planning staff and the Subdivision Review Committee recommends approval of the Tentative Map time extension.

BACKGROUND:

The property consists of 40.0± vacant acres and is zoned Standard Single Family - Planned Unit Development (R-1{PUD}). The applicant proposes to subdivide the property into three lots to allow for separate financing/ownership of each parcel. Further

development of the lots will require a Special Permit and Schematic Plan Review approval. The overall map design is consistent with the previously approved map (P90-172). The General Plan and the 1988 South Natomas Community Plan designates the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na; 7 max. avg./net acre) respectively.

The Subdivision Map Act allows Tentative Map time extensions up to a period of five years. Therefore, the Tentative Map will be effective for two years from the date of the City Council action (August 13, 1995). If a final map has not been recorded on the effective date of the map and/or an extension has not been requested, a new Tentative Map application will be required.

PROJECT REVIEW PROCESS:

A. **Environmental Determination**

A ratified Negative Declaration has been prepared for the original approved subdivision which includes mandatory mitigation measures kept on file in the Planning Division Office (P90-172).

B. **Neighborhood Comments**

None.

C. **Summary of Agency Comments**

The attached resolution identifies required conditions from various agencies.

D. **Subdivision Review Committee Recommendation**

On September 1, 1993, the Subdivision Review Committee by a vote of three ayes, voted to recommend approval of the proposed tentative map extension subject to the conditions in the attached Tentative Map Time Extension Resolution. Condition "R" and Advisory Notes "A" and "B" were added to the original conditions of P90-172.

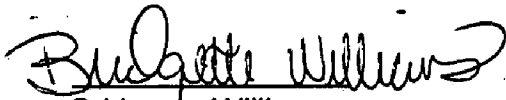
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map Time Extension. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the following action:

Adopt the attached resolution which approves the Two Year Time Extension subject to the added condition "R" and advisory notes "A" and "B" and subject to original conditions of Resolution P90-172.

Report Prepared By,

Report Reviewed By,



Bridgette Williams
Associate Planner



Scot Mende
Senior Planner

Attachments

- Resolution
- P92-172 Staff Report
- Vicinity Map
- Land Use and Zoning Map
- Exhibit A - Tentative Map

RESOLUTION NO.**ADOPTED BY THE SACRAMENTO PLANNING COMMISSION****ON DATE OF _____****A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP TIME EXTENSION FOR PROPERTY LOCATED AT WESTSIDE OF GATEWAY OAKS DRIVE AT VENTURE OAKS DRIVE****(P93-122) (APN:274-0320-028)**

WHEREAS, the City Planning Commission on September 23, 1993, held a public hearing on the request for approval of a tentative map time extension 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 the proposed time extension does not require environmental review, however, a negative declaration with mitigation measures was prepared for the original application (P90-172);

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendations on the proposed time extension;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT THE TIME EXTENSION REQUEST IS APPROVED:

- 1. The tentative map to divide one lot into three lots is extended for two years (August 13, 1995).**
- 2. The tentative map shall be subject to the original conditions of Resolution CC 91-608 (P90-172) and as described in the attached Exhibit A.**
- 3. The tentative map shall be subject to the following new conditions:**
 - r. If a final map has not been recored on the effective map of the map (August 13, 1995) and/or an extension has not been requested, a new Tentative Map application will be required.**

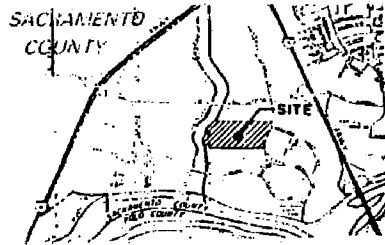
ADVISORY NOTES:

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

- A. 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 1992. 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; and
- B. 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 with the California Water Resource Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will require the applicant to prepare plans and/or determine measures to control erosion and off-site sediment transport from the project and determine measures for controlling pollution from the various hazardous materials associated with construction sites.

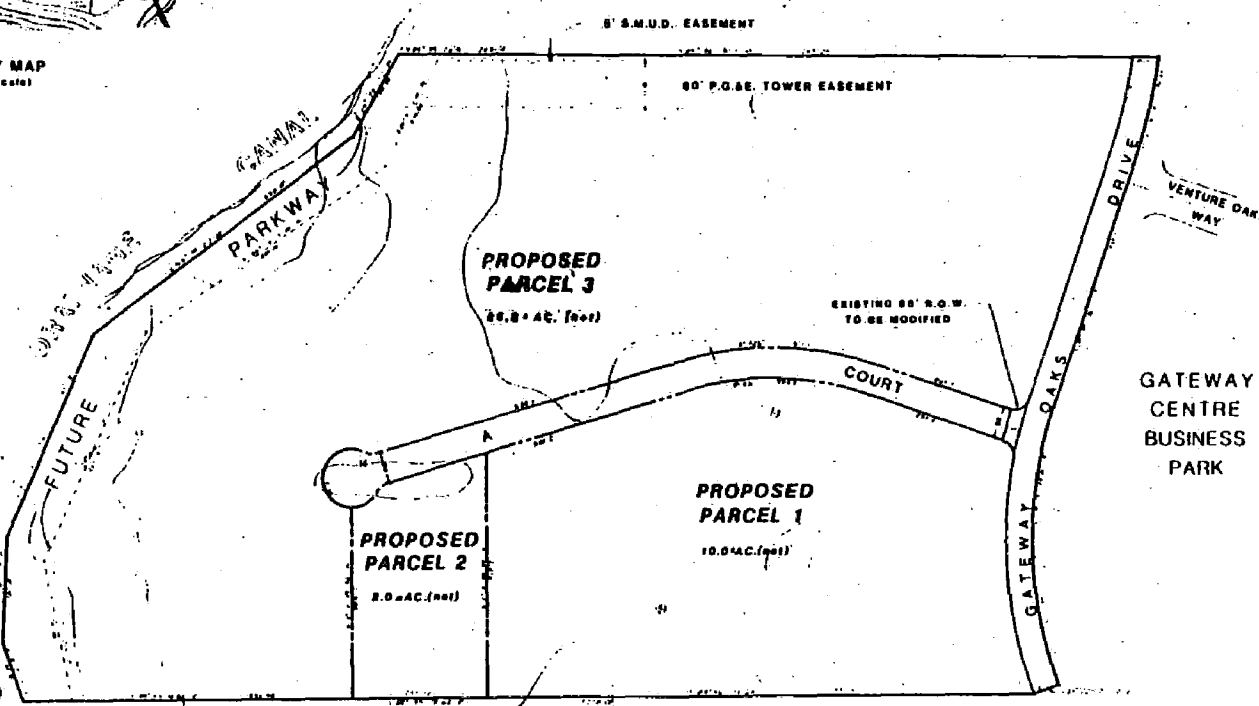
The City will require proof of compliance with the State Permit prior to approval of the improvement plans.

1612-1
L-7



VICINITY MAP
(Not to scale)

GATEWAY PLAZA
SHOPPING CENTER



GATEWAY CENTRE
BUSINESS
PARK

RIVER OAKS APARTMENTS

DESIGN SHEETS
THE GREEN STYLING CENTER
1111 2ND STREET, SUITE 200
SACRAMENTO, CA 95811

REVISIONS
DATE
DESCRIPTION

CLIENT
THE GREEN STYLING CENTER
1111 2ND STREET, SUITE 200
SACRAMENTO, CA 95811

MISSION STATEMENT
TO DESIGN A
COMMERCIAL DEVELOPMENT
CONSISTENT WITH THE
CITY OF SACRAMENTO'S
GENERAL PLAN AND
ZONING ORDINANCES.

DESIGNER
THE GREEN STYLING CENTER
1111 2ND STREET, SUITE 200
SACRAMENTO, CA 95811

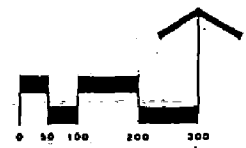
DATE
APRIL 18, 1991

PROJECT
GATEWAY PLAZA SHOPPING CENTER
PARCEL MAP

REVISIONS

NO.	DATE	DESCRIPTION
1	APRIL 18, 1991	ISSUED FOR PERMITTING
2	APRIL 27, 1990	REVISED FOR PERMITTING

TENTATIVE PARCEL MAP FOR:
A.P.N. 274-0320-028
City of Sacramento, California



REVISED: APRIL 27, 1991
REVISED: APRIL 24, 1991
APRIL 18, 1991
FEBRUARY 27, 1990

Spink
THE SPINK CORPORATION
2000 J STREET, SUITE 200
SACRAMENTO, CA 95811



10.2

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

July 16, 1991

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

AUG 13 1991

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members in Session:

OFFICE OF THE
CITY CLERK
as amended

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO DIVIDE ONE VACANT PARCEL CONSISTING OF 34.7± NET ACRES INTO THREE PARCELS IN THE R-1 (PUD) ZONE (P90-172) (FT)

LOCATION: West side of Gateway Oaks, near Venture Oaks Way

OWNER: SKK Development Corporation and The Greek Orthodox Church of the Annunciation of Sacramento

APPLICANT: AKT Development, Inc.

SUMMARY

This is a request for a tentative map to divide one vacant parcel consisting of 34.7± net acres into three parcels in the Single Family (Planned Unit Development) (R-1)(PUD) zone. Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request subject to the conditions of approval listed below.

BACKGROUND

Land divisions of four or fewer lots not accompanied by other entitlements requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

CONTINUED

FROM 7-16-91
TO 8-13-91

The subject site is located on the west side of Gateway Oaks Drive at Venture Oaks Way. The site is designated Low Density Residential (4-15 du/na) in the General Plan and Low Density Residential (4-15 du/na) in the South Natomas Community Plan. The request is to divide 34.7+ acres into three parcels in the R-1 (PUD) zone. The purpose of the subdivision is to allow for separate financing/ownership of each of the three proposed parcels. Further development of these parcels will require a Special Permit and Schematic Plan Review and approval by the Planning Commission. Surrounding land uses and zoning are as follows:

North:	Shopping Center; SC (PUD)
South:	Apartments; R-2B (PUD)
East:	Vacant; OB (PUD), MRD (PUD)
West:	Drainage Canal; F
Subject Site:	Vacant; R-1 (PUD)

Staff recommends approval of the tentative map subject to the conditions of approval listed below.

The Environmental Coordinator has determined that the proposed project would not have a significant effect on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

FINANCIAL DATA

Not applicable.

POLICY MATTERS

The proposal is consistent with the General Plan and Subdivision Ordinance.

MBE/WBE EFFORTS

Not applicable.

City Council
West Side of Gateway Oaks Near Venture Oaks Way (P90-172) (FT)
July 16, 1991
Page 3

RECOMMENDATION

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

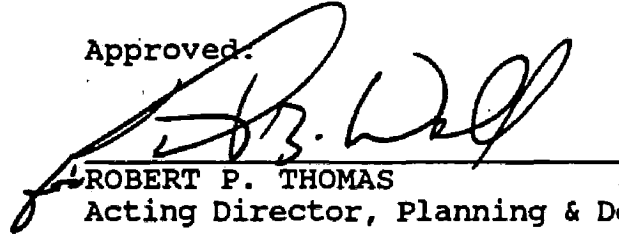
1. Ratify the Negative Declaration;
2. Adopt the attached resolution which approves the Tentative Map.

Respectfully submitted,


MARTY VAN DUYN
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

Approved.


ROBERT P. THOMAS
Acting Director, Planning & Development

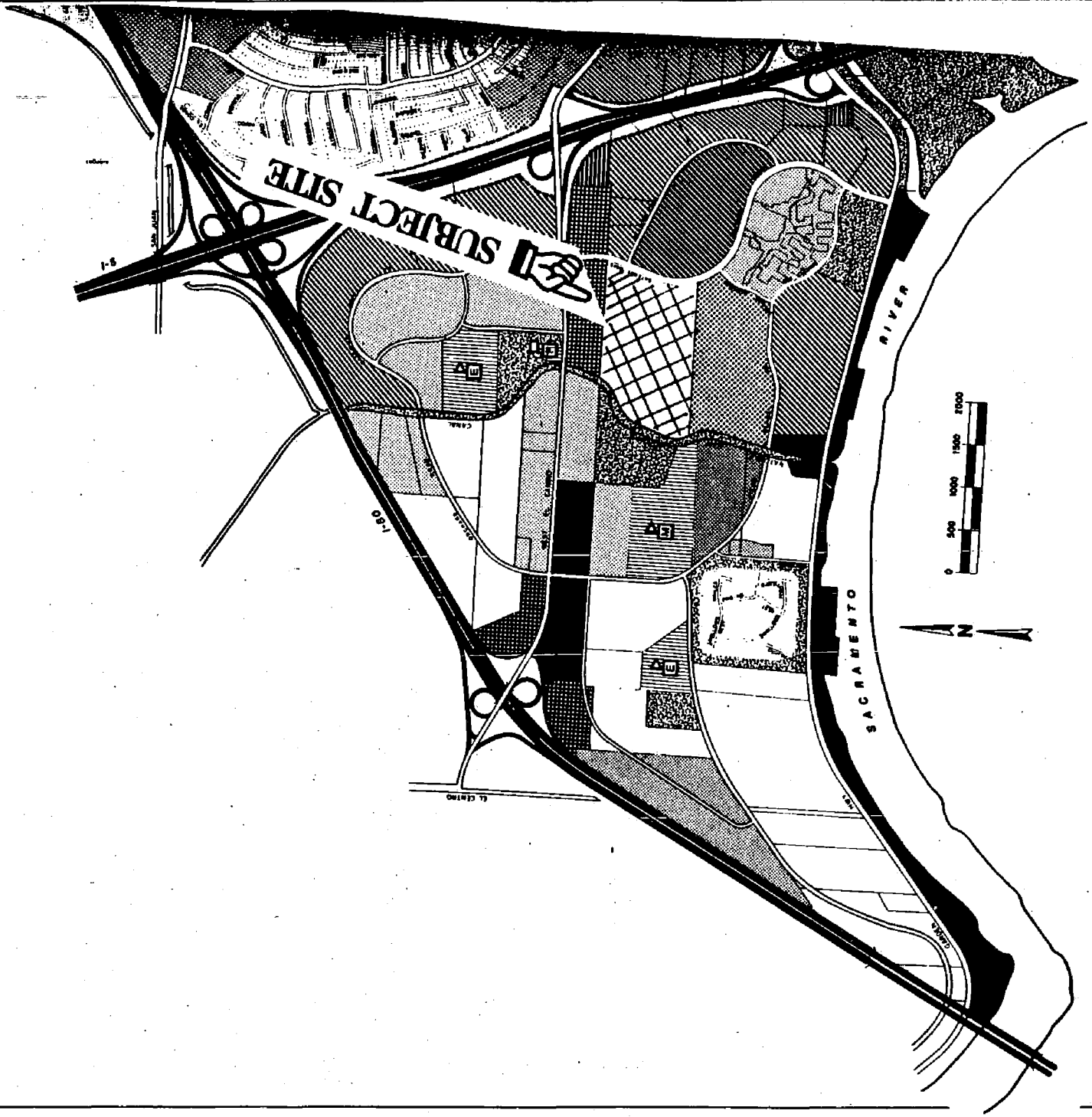
Contact Person:

Wilfred Weitman, Principal Planner
(916) 449-5604

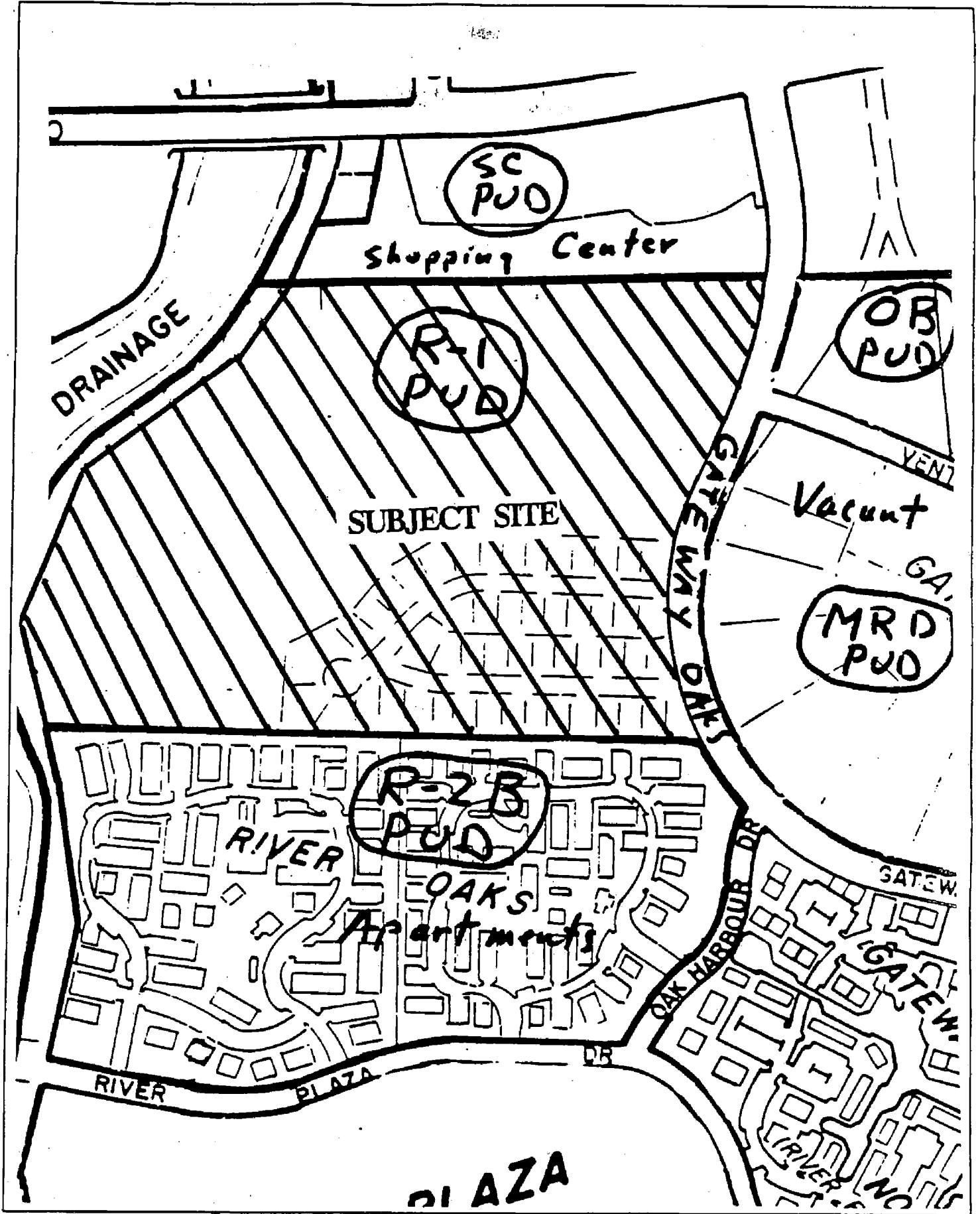
MMD:WW:DIH:ds
P90-172.ft

July 16, 1991
District No. 1

Attachments



VICINITY MAP



LAND USE & ZONING MAP

NI

AMENDED 8/13/91

RESOLUTION NO. 91-608

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF AUG 13 1991

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST SIDE OF GATEWAY OAKS DR. AT VENTURE OAKS WAY

(P90-172) (APN:274-0320-028) (FT)

WHEREAS, the City Council on AUG 13 1991, 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 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 City Planning Commission and/or Planning staff 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 herein as follows:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-608

DATE ADOPTED: AUG 13 1991

- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
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. The City General Plan designates the subject site for Low Density Residential (4-15 du/na) 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to 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 on "A" Court to a 54' wide right of way;
 - B. Prepare a sewer and drainage study for the review and approval of the Public Works Department;
 - C. Provide an Irrevocable Offer of Dedication (I.O.D.) for a street stub from "A" Court to parcel 3 between the cul-de-sac bulb and 500' east of the bulb;
 - D. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - E. Meet all County Sanitation District requirements;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-608
DATE ADOPTED: AUG 13 1991

- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- H. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;
- I. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-172);
- J. 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;
- K. Show all existing easements;
- L. Dedicate and construct a bike trail adjacent to the Main Drainage Canal to the satisfaction of Public Works and Community Services;
- M. Must obtain approval of Reclamation District No. 1000 and pay necessary fees;
- N. Contact Regional Transit regarding desirability of transit stop along Gateway Oaks Drive; Dedicate/provide facilities if necessary (turnout, shelter, etc.).

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-608

DATE ADOPTED: AUG 13 1991

- O. Prepare and submit to SMUD for acceptance, in accordance with our standard overhead right-of-way form, a right-of-way for all that portion of Parcel 3 lying north of the 80 foot PG&E Tower Line easement to cover the existing overhead electrical facilities.
- P. Dedicate a 20 foot public utility easement for overhead facilities and appurtenances adjacent to the Main Drainage Canal within the future Parkway.
- Q. Applicant shall participate in the facilities benefit assessment (FBA) district. Fees shall be paid prior to issuance of a building permit.
- * R. Applicant shall dedicate 70-100' along the west side of the project site adjacent to the Main Drainage Canal for purposes of riparian habitat preservation, per the Natomas Oaks PUD guidelines (December, 1979) Article C.1.g.

ANNE RUDIN
MAYOR

ATTEST:

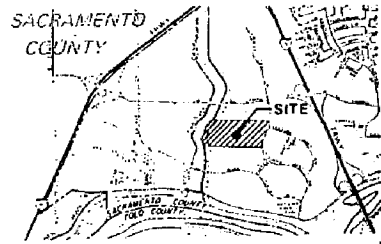
VALERIE BURROWES
CITY CLERK

P90-172.amd
* amended CC 8/13/91

FOR CITY CLERK USE ONLY

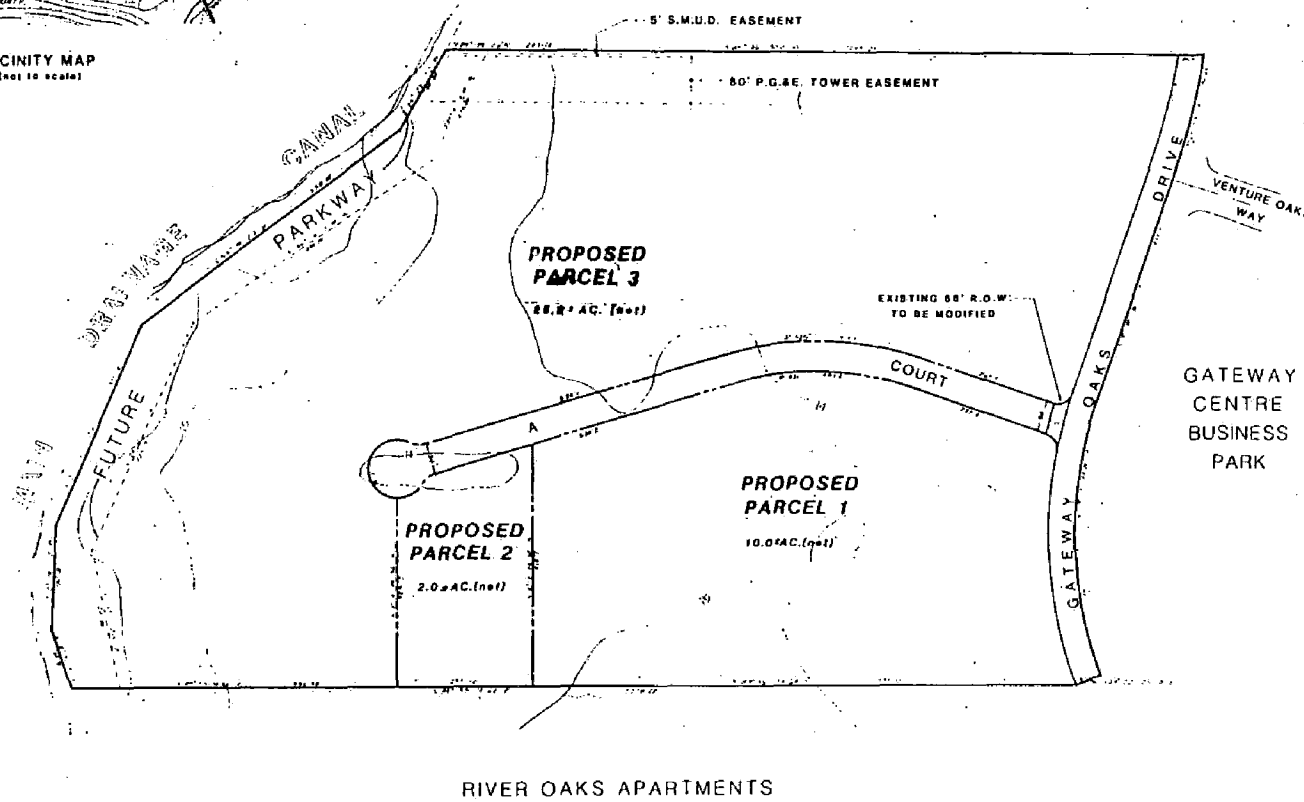
RESOLUTION NO.: 91-608
DATE ADOPTED: AUG 13 1991

1612-1
L-17



VICINITY MAP
(Not to scale)

GATEWAY PLAZA
SHOPPING CENTER



RECORD OFFICE:
THE OFFICE OF THE COUNTY CLERK
1111 THE ARCADE, SUITE 1000
114 ALHAMBRA BLVD.
SACRAMENTO, CA 95811

DEVELOPER:
ART DEVELOPMENT
1200 COLLEGE LANE, SUITE 100
SACRAMENTO, CA 95811

ENGINEER:
DR. JIM McBRIDE
2000 BISHOP AVENUE
SACRAMENTO, CA 95811

ASSESSOR PARCEL NUMBER:
274-0320-028

EXISTING USE AND ZONE:
VARIETY CENTER

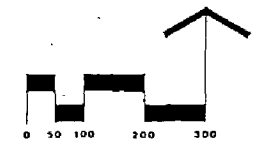
PROPOSED USE AND ZONE:
VARIETY CENTER

ACRES: 40.4 AC (approx)

PARCELS: 1, 2, 3
TOTAL ACRES: 40.4 AC (approx)

DIAGRAMS:
IMPROVEMENTS: SACRAMENTO CITY STANDARDS
ASPHALT: CITY OF SACRAMENTO
SEWER: CITY OF SACRAMENTO
WASTEWATER: CITY OF SACRAMENTO
STREETS: SACRAMENTO
SIGNALS: SACRAMENTO
LANDSCAPE: SACRAMENTO
FIRE DEPARTMENT: SACRAMENTO FIRE DEPARTMENT JUNIOR UNION
ELECTRICITY: SACRAMENTO

TENTATIVE PARCEL MAP FOR:
A.P.N. 274-0320-028
City of Sacramento, California



REVISED: APRIL 20, 1991
REVISED: APRIL 24, 1991
APRIL 19, 1991
FEBRUARY 22, 1990

Spink
THE SPINK CORPORATION
1111 THE ARCADE, SUITE 1000
SACRAMENTO, CA 95811