

P97-084 - PARK EL CAMINO MAP TIME EXTENSION

- REQUEST: A. Environmental Determination: Exemption 15601(b-3)
- B. Tentative Map Time Extension for three years to
 subdivide 20.4± vacant acres into seven parcels in the
 General Commercial - Planned Unit Development (C-
 2{PUD}) zone.

LOCATION: North of West El Camino; South of I-80; West of Orchard Lane
 225-0220-040, 056,064
 South Natomas Community Plan
 Natomas Unified School District
 Council District 1

APPLICANT:	Pacific-Teal Development, Inc., c/o Terry Teeple (714) 586-2066 22672 Lambert St., #616, Lake Forest, CA 92630
OWNER:	Sanwa Bank California, c/o Stan Olson 601 South Figueroa, Los Angeles, CA 90017
PLANS BY:	The Spink Corporation, 2590 Venture Oaks Way Sacramento, CA 95833-3288
APPLICATION FILED:	8-7-97
STAFF CONTACT:	Jeanne Corcoran, 264-5317

SUMMARY: The applicant is requesting a three year time extension for an approved Tentative Map with an expiration date of September 1, 1997. The subject site is 20.4± vacant acres in the General Commercial - Planned Unit Development (C-2{PUD}) zone. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on the project's consistency with General Plan and South Natomas Community Plan land use designations and policies.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
Community Plan Designation:	Community Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	C-2 (PUD)

Surrounding Land Use and Zoning:

North: I-80 Freeway
 South: Camino Station Commercial Development; SC-PUD
 East: Vacant Agriculture Activity; A
 West: I-80 Freeway

Property Dimensions:	Irregular
Property Area:	20.4± gross acres
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:

<u>Permit</u>	<u>Agency</u>
*Final Map	Public Works, Development Services

*Requires a public hearing.

BACKGROUND INFORMATION: On February 21, 1989, the City Council approved various entitlements for a 20.4± acre site for residential and commercial development, of the 20.4± vacant acres, 7.6± acres were zoned HC-PUD and 12.8± acres were zoned R-1(PUD). The City Council also approved a Schematic Plan and Development Guidelines for the property to be known as Park El Camino PUD (P88-005). On September 1, 1992, the City Council approved a Tentative Map to subdivide the property into an 11.2± acre residential parcel and six Highway Commercial parcels in the Park El Camino PUD (P90-239). On May 21, 1996, the City Council approved a General Plan Amendment from Low Density Residential to Community/Neighborhood Commercial and Offices, a South Natomas Community Plan Amendment from Low Density Residential and Highway Commercial to Community Commercial, a rezone from R-1 PUD and HC-PUD to C-2 PUD and a Post Subdivision Modification modifying approved conditions of the Park El Camino Tentative Map (P96-051). The Post Subdivision Modification did not affect the term of the map.

The duration of this map has been extended by State Legislation. On September 13, 1993,

state legislation was passed allowing an automatic two year extension for all tentative maps that were approved prior to that date. On May 14, 1996, an additional one year map extension was approved by Governor Wilson. Both legislative actions provided that these extensions were in addition to any other extensions allowed by the Subdivision Map Act. With the legislation, this Tentative Map was valid for a term of five years without action by the local jurisdiction. The applicant also retained the ability to request an additional three year extension from the local jurisdiction, which the applicant is requesting with this entitlement. Therefore, this map was valid until September 1, 1997, without any request by the applicant. With this request for a time extension, the tentative may be extended until September 1, 2000. On this date, absent additional legislation, the map, unless recorded, will expire and the applicant will be required to submit a new tentative map request.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed Tentative Map is consistent with General Plan and the South Natomas Community Plan policies for Community/Neighborhood Commercial & Offices and Community Commercial, respectively.

B. Tentative Map Design

The tentative map is consistent with the previously approved map (P90-239 as modified by P95-061). As mentioned above, the Tentative Map will expire on September 1, 2000, with the approval of this time extension request. If a final map has not been recorded by the this new expiration date, a new tentative map will be required. The tentative map time extension shall be subject to the conditions of the Post Subdivision Modification to the Tentative Map (P95-061) as modified or as amended by the Subdivision Review Committee, in the attached Notice of Decision (P97-084).

PROJECT REVIEW PROCESS:

A. Environmental Determination

A ratified Negative Declaration has been prepared for the original approved subdivision (P95-061) kept on file in the Planning Division Office. The Environmental Services Manager has determined the Tentative Map Time Extension, as proposed, will not have a significant impact to the environment; therefore, the proposal to extend the Tentative Map is exempted from further environmental review pursuant to State EIR Guidelines (Section 15061(b-3)).

B. Public/Neighborhood/Business Association Comments

The proposed tentative map was routed to the Natomas Community Association. No comments were received.

C. Summary of Agency Comments

The conditions and comments from the various agencies are addressed in the attached Notice of Decision. The following conditions have been modified: Conditions B-3, B-7, B-8, B-9, B-19. Conditions B-21, B-22, and B-23 have been added.

D. Subdivision Review Committee Recommendation

On September 17, 1997, the Subdivision Review Committee, by a vote of three ayes, recommended approval of the proposed subdivision map subject to the conditions in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, 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 Planning Commission take the following actions:

- B. Adopt the attached Notice of Decision approving the Tentative Map Time Extension.

Report Prepared By,

Jeanne Corcoran, Associate Planner

Report Reviewed By,

Scot Mende
Scot Mende, Senior Planner

Attachments

Attachment A
Attachment B
Attachment C
Exhibit C-1

Land Use and Zoning Map
Vicinity Map
Notice of Decision
Tentative Map

ATTACHMENT C

P97-084

OCTOBER 9, 1997

ITEM # 9
PAGE 7

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
PARK EL CAMINO TENTATIVE MAP, LOCATED NORTH OF
WEST EL CAMINO; SOUTH OF I-80; WEST OF ORCHARD LANE,
SACRAMENTO, CALIFORNIA IN THE
GENERAL COMMERCIAL (C-2) ZONE. (P97-084)**

At the regular meeting of October 9, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: This project is exempt pursuant to CEQA Section 15601(b-3).**
- B. **Approve the Tentative Map Time Extension for three years to subdivide 20.4± vacant acres into seven parcels in the General Commercial - Planned Unit Development (C-2{PUD}) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15601(b-3) of the CEQA Guidelines.
- B. Tentative Map Time Extension: The Tentative Map Time Extension for three years to to subdivide 20.4± vacant acres into seven parcels in the General Commercial - Planned Unit Development (C-2{PUD}) zone is **approved** subject to the following findings of fact and conditions of approval:
 - 1. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the General Plan and the South Natomas Community Plan designate the site as Community/Neighborhood Commercial and Offices and Community Commercial, respectively.

3. The discharge of waste from the proposed subdivision into the existing community sewer will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to serve the proposed subdivision.

CONDITIONS OF APPROVAL

- B. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in the condition:
 - B-1. The Willow Creek Assessment District (WCAD) has been formed to cover the costs of improvements of drainage, sewage, water and other public facilities, Final Map cannot be filed until necessary and permanent off-site improvements funded by WCAD are substantially complete to the satisfaction of the Department of Public Works.
 - B-2. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code.
 - B-3. Prepare on-site and off-site sewer and drainage studies for the review and approval of the Department of Public Works and/or Department of Utilities.

A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year Hydraulic Grade Lines (HGL) shall be shown on the improvement plans. The 10-year HGL shall be no higher than six inches below the lowest Drainage Inlet (DI). Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and approved by the Department of Utilities.

Off-site main extension may be required.

Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.

- B-4. Submit a soils test prepared by a registered engineer to be used in street design.
- B-5. Meet all County Sanitation District requirements.

- B-6. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways.
- B-7. All landscape setbacks shall be dedicated as public utility easements for underground and overhead facilities and appurtenances.
- B-8. Show all existing easements.
- a. Provide separate sewer services to each lot prior to approval of Final Map.
 - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- B-9. Provide a water study to the satisfaction of the Department of Utilities. Per Section 13.4 of the Design and Procedures Manual the water distribution system shall be designed to satisfy the more critical of the two following conditions:
- a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
 - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

Two points of connection to the public water distribution system is also required for this subdivision

A water distribution system designed and constructed to City Standards and installed in public streets is required by the Engineering Services Division for this proposed development.

- B-10. Dedicate and construct Orchard Lane north of West El Camino Avenue to a standard 55 foot half-street expanded intersection adjacent to Parcel 7. Construct a minimum 15 foot paved lane, northbound, east of centerline to the northerly curb return of the cul-de-sac (A Court).
- B-11. Dedicate and construct West El Camino Avenue to a standard half street section. The width of the standard half street section shall be to the satisfaction of the Public Works Department. Full street improvements shall extend to the freeway on-ramp and curb, gutter and sidewalk shall extend to the West El Camino bridge over I-80. A Caltrans encroachment

permit is required along West El Camino Avenue.

- B-12. Dedicate and construct the cul-de-sac to a City standard 58 foot street section. Improvements on the north side of the cul-de-sac shall end at the northerly curb return of the cul-de-sac.
- B-13. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Department office (P95-061).
- B-14. Participate in the Facilities Benefit Assessment (FBA) District. Fees shall be paid prior to issuance of a building permit.
- B-15. No access will be allowed from West El Camino Avenue to Parcels 4 through 7, or from Orchard Lane to Parcel 7.
- B-16. 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."
- B-17. 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 Stat Permit application and NOI may be obtained from the Department of Utilities by calling 433-6318.
- B-18. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B-19. This development will be required to form the regional maintenance district or participate in the existing regional maintenance district which is created to incorporate storm water quality measures through "extra ordinary maintenance procedures". These procedures are implemented to meet post construction, storm water quality control measures to minimize the increase of urban runoff.
- B-20. The I.O.D. indicated on the north side of the cul-de-sac will not be required.

- B-21. Pay fees required by the Willowcreek Fee District.
- B-22. All Landscape Easements labeled on the Tentative Map shall be relabeled Landscape Setbacks on the Final Map.
- B-23. This subdivision is located within a "Rescue Zone." This project shall comply with the policies set forth in the City of Sacramento Comprehensive Flood Management Plan, dated February, 1996.

ADVISORY NOTES:

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

- A. The applicant shall participate in the Natomas Basin Habitat Conservation Plan. At the time of grading permit, the applicant shall pay the Habitat Conservation Plan (HCP) fee, based on Resolutions No. 97-459 and No. 97-508 adopted by the City Council on August 7, 1997 and September 2, 1997, respectively.
- B. Any fees and assessment related to flood protection shall be paid to SAFCA prior to the issuance of Building Permits.
- C. 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.



CHAIRPERSON

ATTEST:

Gary L. Stouhense
SECRETARY TO CITY PLANNING COMMISSION
10-9-97
DATE (P97-084)

Exhibit C-1

Tentative Map

NOTES:

RECORD COPY & SUBDIVISION:

PARK EL CAMINO PARTNERSHIP
C/O HORNBERG LAND COMPANY
555 UNIVERSITY AVE., 8187
SACRAMENTO, CA 95825

ENGINEER:

THE SPINK CORPORATION
2550 VENTURE OAKS WAY
SACRAMENTO, CA 95833

ASSASSON PARCEL NUMBER:

225-0220-040, 044, & 045

ACREAGE:

20.4 (GROSS)

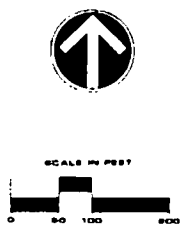
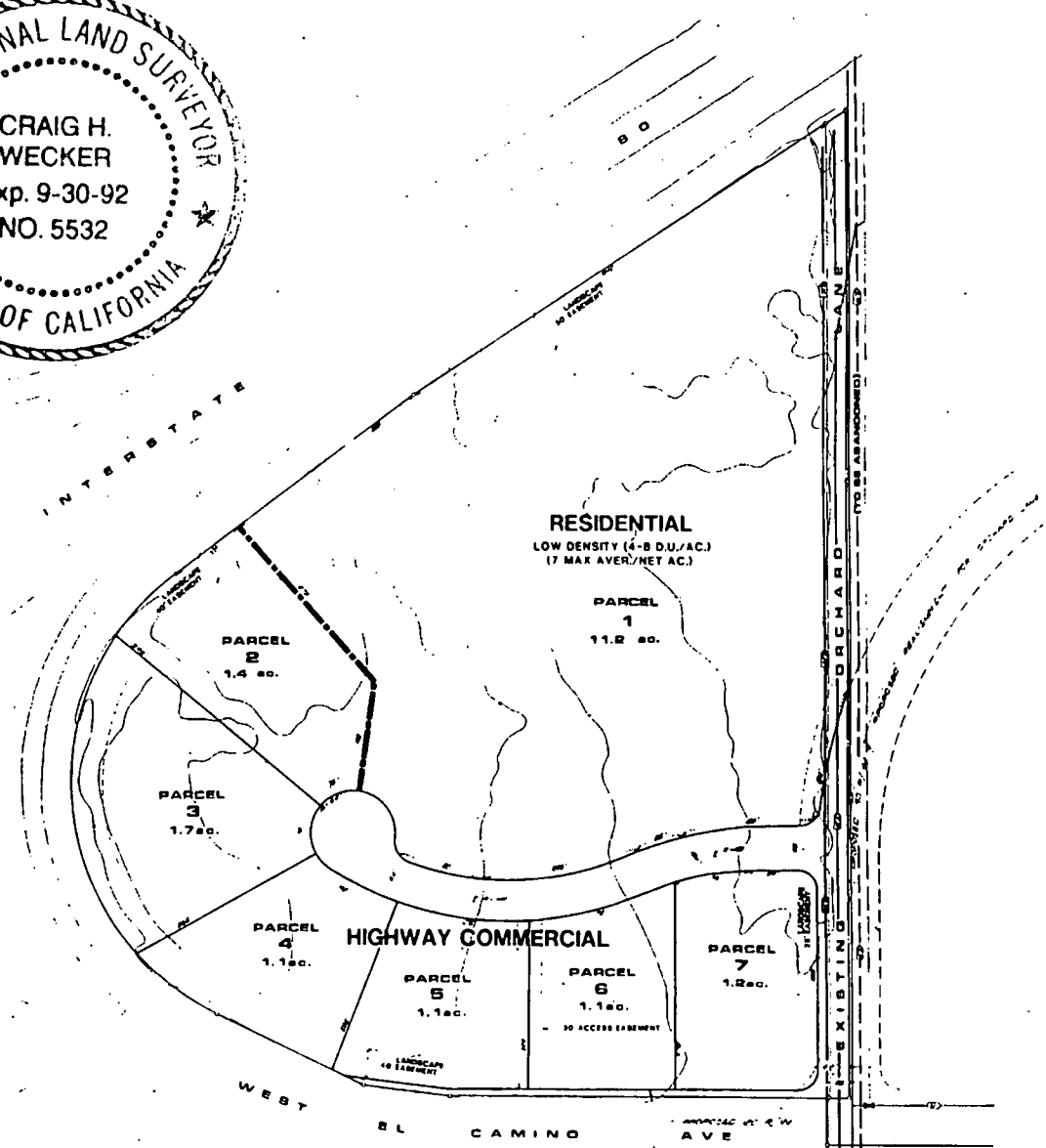
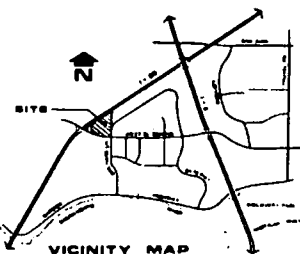
EXISTING ZONING & USE:

R-1, HIGHWAY COMMERCIAL; VACANT

PROPOSED ZONING & USE:

R-12 11.2 AC.
HIGHWAY COMMERCIAL; 1.6 AC.

DATE: CITY OF SACRAMENTO
AREA: CITY OF SACRAMENTO
ELECTRICITY: S.M.U.D.
FIRE DISTRICT: NATONAS
SCHOOL DISTRICT: NATONAS UNIOR
TAX DISTRICT: CITY OF SACRAMENTO



TENTATIVE PARCEL MAP
WEST EL CAMINO TRAVEL PARK



CITY OF SACRAMENTO,
CALIFORNIA

MAY 1990
Spink

EXHIBIT C-1
ITEM # 9
PAGE 1/2

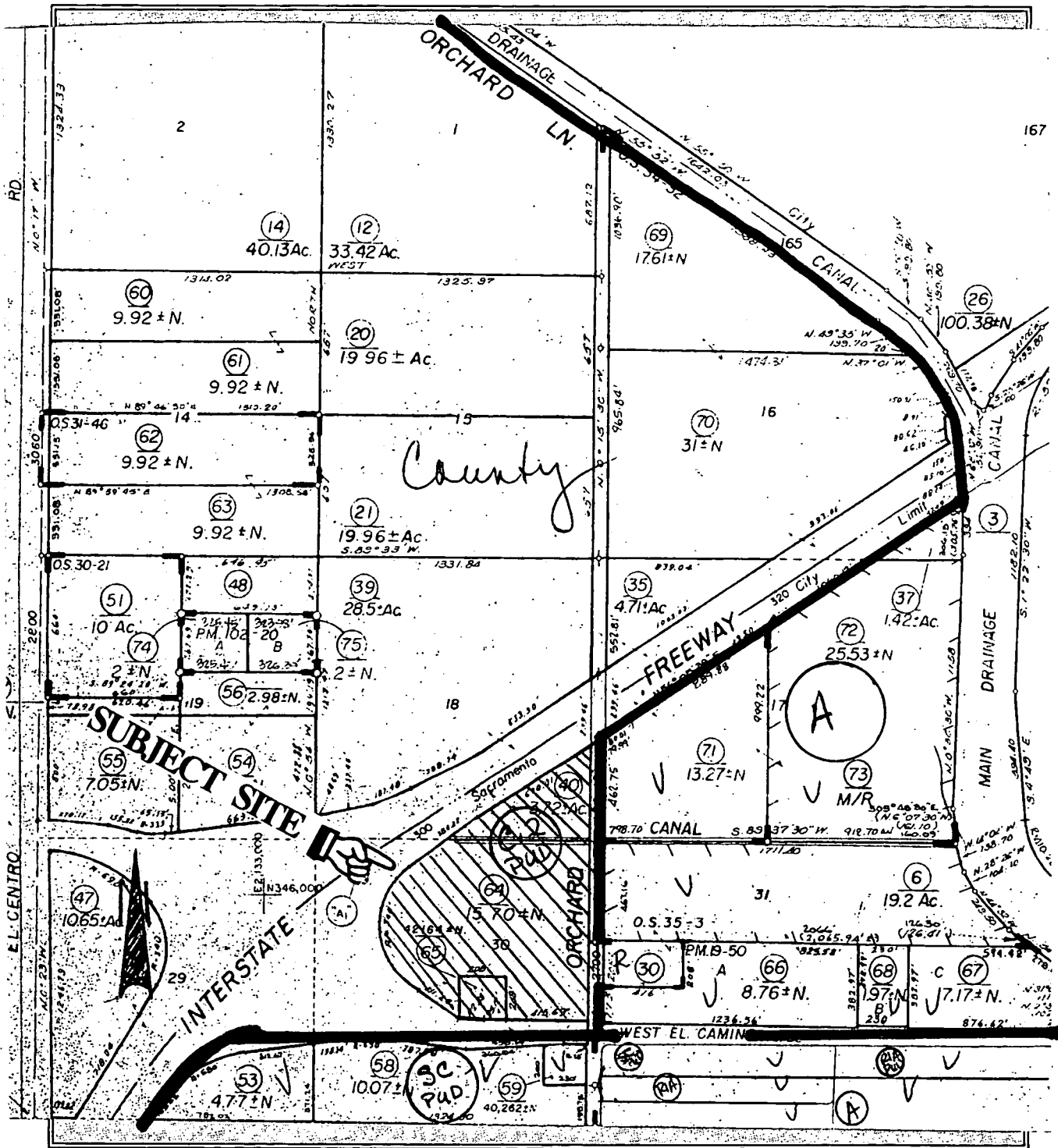
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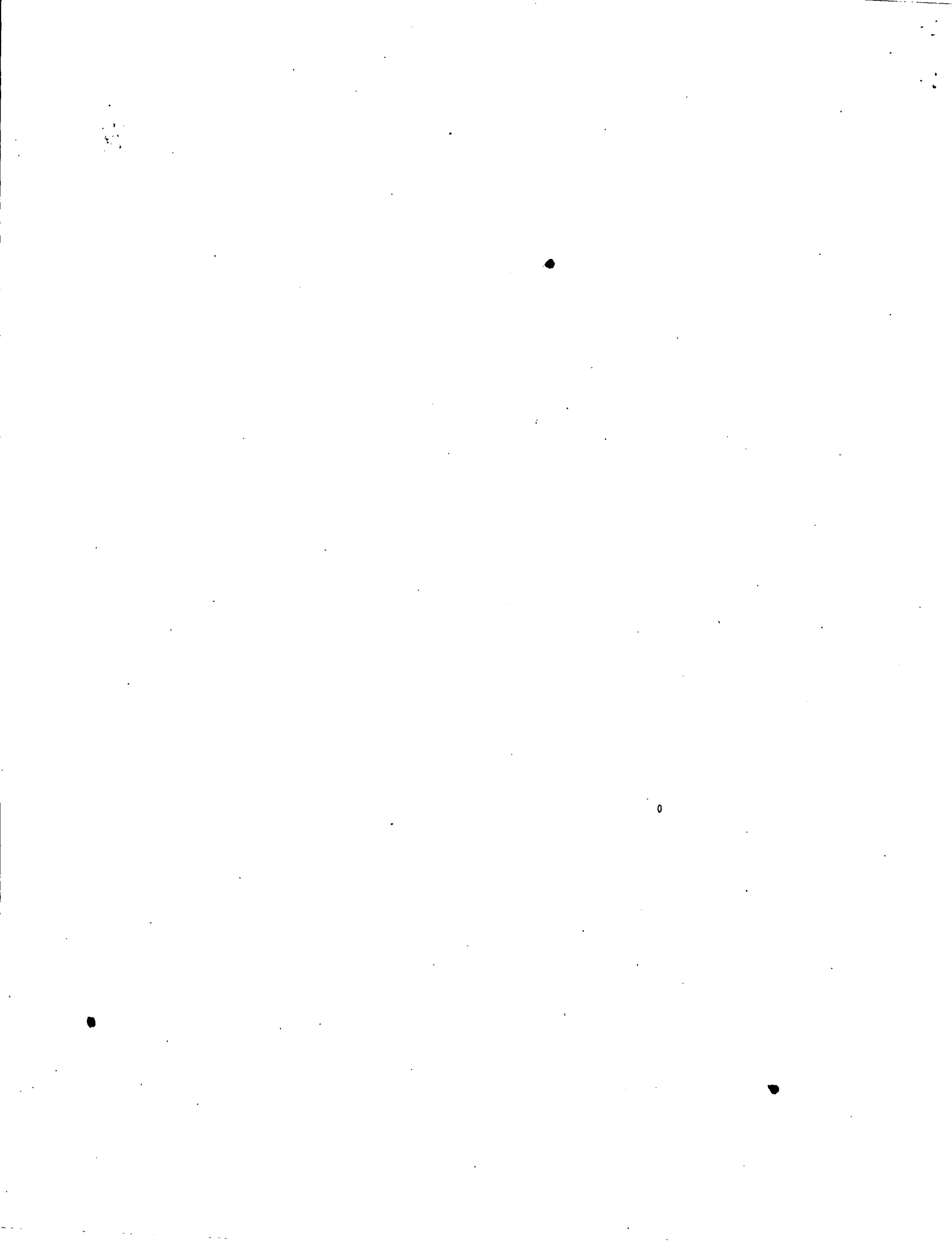
P97-084

OCTOBER 9, 1997

ITEM # 9
PAGE 5

LAND USE AND ZONING MAP





ATTACHMENT B

P97-084

OCTOBER 9, 1997

ITEM # 9
PAGE 6

VICINITY MAP

