

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827
OWNER Sacramento Investment Co., II, LTD., 10969 Trade Center Dr., Rancho Cordova
PLANS BY Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827
FILING DATE 1-24-86 **ENVIR. DET.** 1-30-86 **REPORT BY** FG:bw
ASSESSOR'S-PCL. NO. 225-160-21,22,23,46; 250-010-46,49

APPLICATION: A. Negative Declaration
B. Tentative Map (P86-053)

LOCATION: Southwest corner I-80/Northgate Boulevard Interchange

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide 104.5± vacant acres into 12 lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Natomas Community Plan Designation:	Office/Office Park
Existing Zoning of Site:	OB(PUD); R-1(PUD) (effective 3-11-86)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: I-80; TC
South: Single Family; R-1A, A
East: Vacant; A
West: Vacant; A

Property Dimensions:	Irregular
Property Area:	104.5± acres
Topography:	Flat
Street Improvements/Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 12, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

BACKGROUND INFORMATION: A portion of the subject site was annexed to the City in 1980 while the remainder was annexed in 1982.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is designated for residential uses in the General Plan and for office/office parks in the 1986 South Natomas Community Plan. The subject site is part of the Sutter Business Center West PUD and is zoned Office Building-PUD (OB-PUD) and Single Family-PUD (R-1-PUD).

- B. The applicant is proposing to divide 104.5± vacant acres into 12 lots. One lot (21± ac.) will be set aside for future residential development, one lot (21.7± ac.) will be developed as a park site and the remaining 10 lots (55.5± ac.) will be developed with offices. The tentative map is consistent with the South Natomas Community Plan.
- C. The applicant will be providing off-site street improvements pursuant to conditions of map approval. This will include improving Rosin Boulevard to an 80-foot right-of-way. There is a City policy to reimburse developers for oversized width on major streets.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Recommend approval of Tentative Map, subject to the following conditions.

Conditions: 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; if off-site right-of-way is required, City will condemn at the developer's expense.
2. Align Rosin Boulevard to the satisfaction of the Public Works Director.
3. Dedicate and improve Rosin Boulevard to 80-foot right-of-way on site. (Note Rosin Boulevard is a designated bikeway which requires an additional 10 feet of right-of-way. If parking is removed on Rosin Boulevard, the additional right-of-way is not required.)
4. Construct 30 feet of pavement as an off-site extension of Rosin Boulevard to stub to the east; requires off-site right-of-way acquisition. City will initiate condemnation at owner's expense.
5. Provide 50% of the cost of a traffic signal at Northgate and Rosin Boulevard.
6. Dedicate and improve loop street to 58-foot right-of-way. Off site improvements required; two 12-foot travel lanes; requires off-site right-of-way acquisition. City will initiate condemnation at owner's expense.
7. Means of financing required improvements shall be the responsibility of the applicant. Should financing be done through an assessment district, the applicant shall be reimbursed by the assessment district for any costs for such improvements advanced by applicant in excess of that portion of such costs attributable to applicant on a benefit basis. This may include, but not be limited to, off-site rights-of-way, acquisition, improvements, and traffic controls.

Should financing through an assessment district prove not to be workable, the City will enter into a reimbursement agreement with the applicant and other affected property owners.

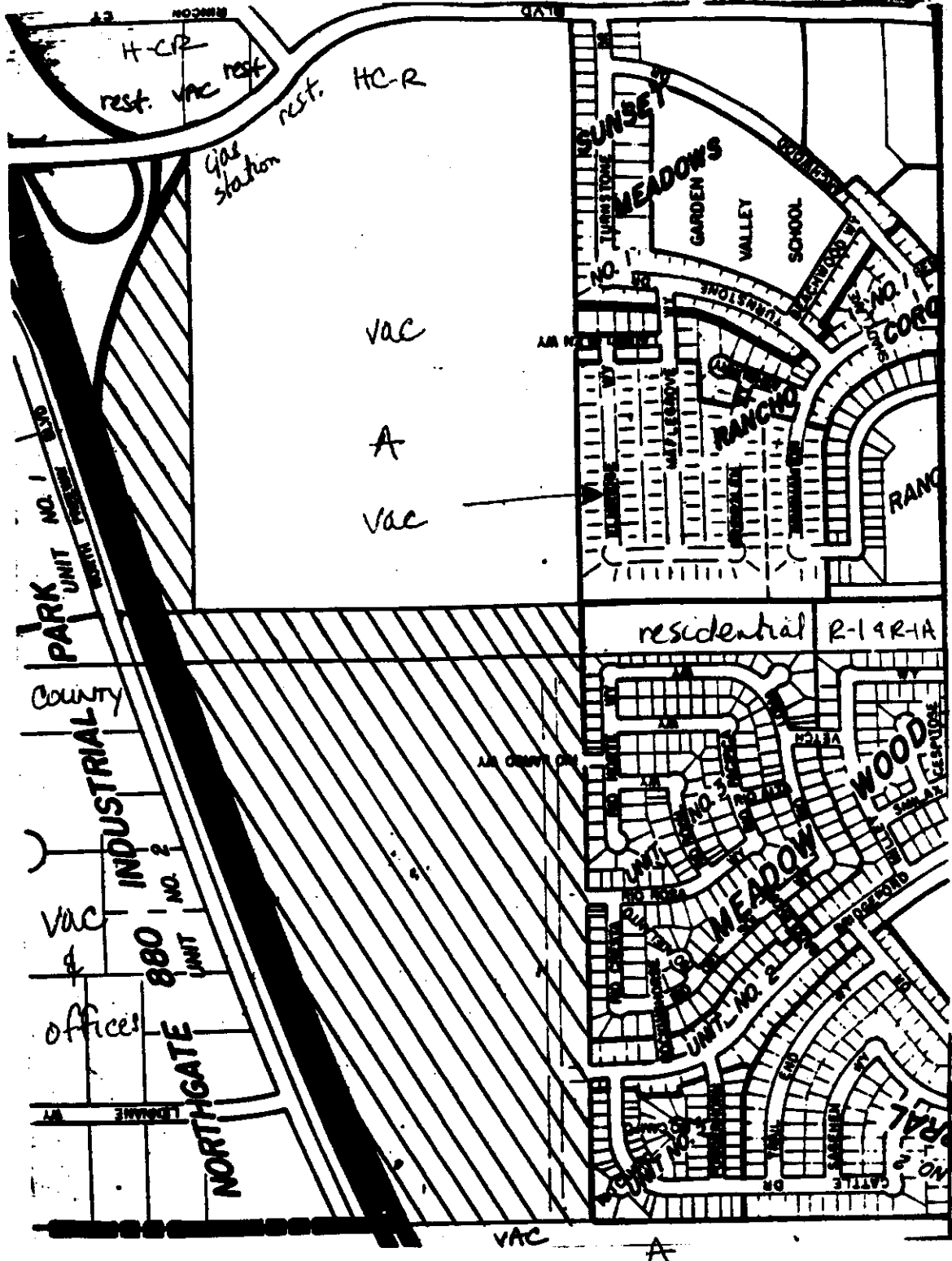
8. Improve and dedicate to the City the 21.7± acre park site (Parcel 11). Specified improvements shall be to the City Park standards and will include full street frontage improvements; two parking lots (location to be determined by the City), one with a capacity of 100 cars and the other with a 50-car capacity; a 30-foot bermed perimeter strip around the park site adjacent to the public streets fully landscaped with trees, grass and an automatic irrigation system; grading, drainage via five drainage basins (D.I.'s) and planting of grass and installation of automatic irrigation system throughout the interior of the park site. The applicant shall provide and enter into an agreement to the City Attorney's satisfaction that the improvements and dedication will occur prior to completion of 50% of the non-residential portion of the project.
9. The applicant will receive a credit for Quimby fees and waiver of park development tax for the residential portion of the project site. Place a note on the final map referencing the waiver of the park development fees.
10. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require a sewer lift station.
11. Meet all County Sanitation District requirements.
12. Submit a soils test prepared by a registered engineer to be used in street design.
13. Submit a water system study prepared by a registered engineer to be used in design of the water system (will require off-site extension).
14. Reclamation District 1000 is to be compensated for run-off created by development in excess of seven residential lots per acre.

Informational Item: A transportation management plan to achieve 20 percent peak hour trip reduction in traffic generation will be required.





offices



VICINITY MAP

LAND USE & ZONING MAP

