

RESOLUTION No. ~~86-812~~

Adopted by The Sacramento City Council on date of

OCT 28 1986

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED IN A PORTION OF THE NORTHEAST QUADRANT OF INTERSTATE 5 AND INTERSTATE 80, SOUTH OF DEL PASO ROAD AND WEST OF THE CITY/COUNTY BOUNDARY.

(P86-131) (APN: 225-070-02, 03, 04, 05, 07, 09, 10, 11, 12, 32, 33, 35; 225-140-16; 225-150-01, 03, 10, 12, 13, 22; 225-160-47, 48; 225-310-04)

WHEREAS, the City Council on October 28, 1986, held a public hearing on the request for approval of a subdivision modification and tentative map for property located in a portion of the northeast quadrant of Interstate 5 and Interstate 80, south of Del Paso Road and west of the City/County boundary;

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 has submitted to the City Council its report and recommendations on the proposed subdivision; and

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to adequate traffic circulation.


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.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

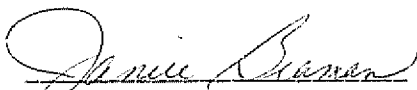
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1986 North Natomas Community Plan designate the subject site for Manufacturing/Research/Development (20% and 50% office) and sports complex uses.
4. The design of the proposed subdivision provides for adequate traffic circulation.
5. In the matter of the hereby approved requested subdivision modifications to create land locked parcels with private street access, lots less than 5 acres in the A zone and lots less than 5200 feet in area:
 - a. The City Council finds that it is impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that adequate access to the site will be provided and the lots will meet the minimum acreage requirements of the intended zone prior to development.
 - 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 this type of modification has been granted for other projects where future development will provide for adequate access and lots that can be developed.
 - 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 adequate access to the site will be provided and the lots will meet the minimum acreage requirements of the intended zone of the lots prior to development.
 - 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 Manufacturing/Research/Development (20% and 50% office) and sports complex uses.

6. The tentative map for the proposed subdivision is hereby approved, subject to the following condition which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:

- a. Comply with all conditions of the arena and stadium special permits. Provide security for improvements to the satisfaction of the Public Works Director. In regard to improvements to State Transportation facilities, the Public Works Director shall consult with Caltrans. The Public Works Director will also consult with the County and other public agencies with regard to improvements to their facilities.


MAYOR

ATTEST:


Deputy CITY CLERK

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TENTATIVE SUBDIVISION MAP

NOTES:

- 1. ALL LOTS ARE TO BE CONVEYED TO THE SACRAMENTO COUNTY WATER RECREATION AND CORPORATE CENTER, SACRAMENTO, CA.
- 2. THE LOTS ARE TO BE CONVEYED TO THE SACRAMENTO COUNTY WATER RECREATION AND CORPORATE CENTER, SACRAMENTO, CA.
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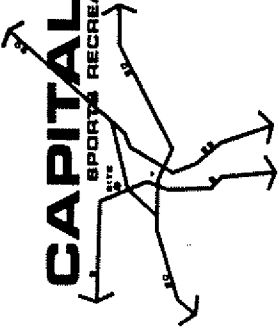
STATISTICS:

LOT	ACRES
LOT A.1	181.8 AC.
LOT A.2	180.0 AC.
LOT A.3	18.0 AC.
LOT C	18.0 AC.
LOT D	18.0 AC.
LOT E	18.0 AC.
LOT F	32.7 AC.
LOT G	40.8 AC.
LOT H	1.0 AC.
LOT I	48.0 AC.
LOT J	28.0 AC.
LOT K	4.0 AC.
LOT L	48.0 AC.
LOT M	8.0 AC.
LOT N	11.0 AC.
LOT P	1.0 AC.

LEGEND:

- 1. I.O.D. FOR PROPOSED ROADS
- 2. DEL. PAVED ROAD
- 3. UNPAVED ROAD
- 4. EXISTING PARCELS AFFECTED BY TENTATIVE SUBDIVISION MAP AND PROPOSED I.O.D.
- 5. PROPOSED ACROSS EASEMENT

CAPITAL GATEWAY
SPORTS RECREATION AND CORPORATE CENTER
SACRAMENTO, CA



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TO METRO AIRPORT
TO SAN FRANCISCO
TO SACRAMENTO
DETAIL: LOT P
N.T.A.

