



CITY OF SACRAMENTO

13

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

CITY MANAGER'S OFFICE  
**RECEIVED**  
JAN 30 1985

January 29, 1985

City Council  
Sacramento, CA

**APPROVED**  
BY THE CITY COUNCIL

Honorable Members in Session

FEB 4 1985

- SUBJECT:
1. Environmental Determination (Exempt 15315)
  2. Tentative Map (P85-026) (APN: 274-320-15) (FT)
  3. Subdivision Modification to defer water and sewer services

OFFICE OF THE  
CITY CLERK

LOCATION: Southwest Corner of I-5 and West El Camino Avenue

SUMMARY

The applicant is requesting the necessary entitlements to subdivide 33+ vacant acres, located in the MRD-PUD zone, into two parcels. Staff and the Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modification, subject to conditions.

Surrounding Land Uses and Zoning are as follows:

- North: Vacant; OB-PUD
- South: Offices (under construction); OB-PUD
- East: Offices (under construction); OB-PUD
- West: Condominiums; R-1A-PUD

The subject site is a portion of Gateway Center PUD. The subject site was zoned Manufacturing, Research and Development (MRD-PUD) by the City Council on December 21, 1984 (P83-152). The applicant proposes television corporate facilities and studios for Parcel B at this time. When the applicant is prepared to proceed with the television facilities, the Planning Commission will consider specific plans under a Special Permit request.

In order to avoid inactive sewer and water services, the Subdivision Review Committee recommends these services be deferred until building permits are issued.

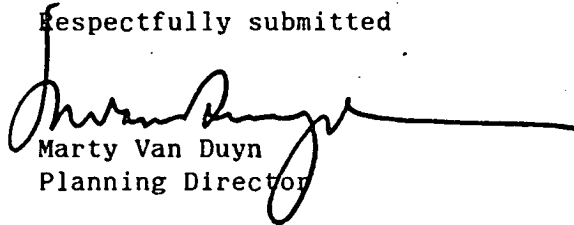
ENVIRONMENTAL DETERMINATION: The project is exempt from State EIR Guidelines (CEQA, 15315).

RECOMMENDATION

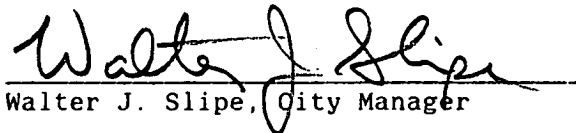
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comments from the Subdivision Review Committee, recommends:

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

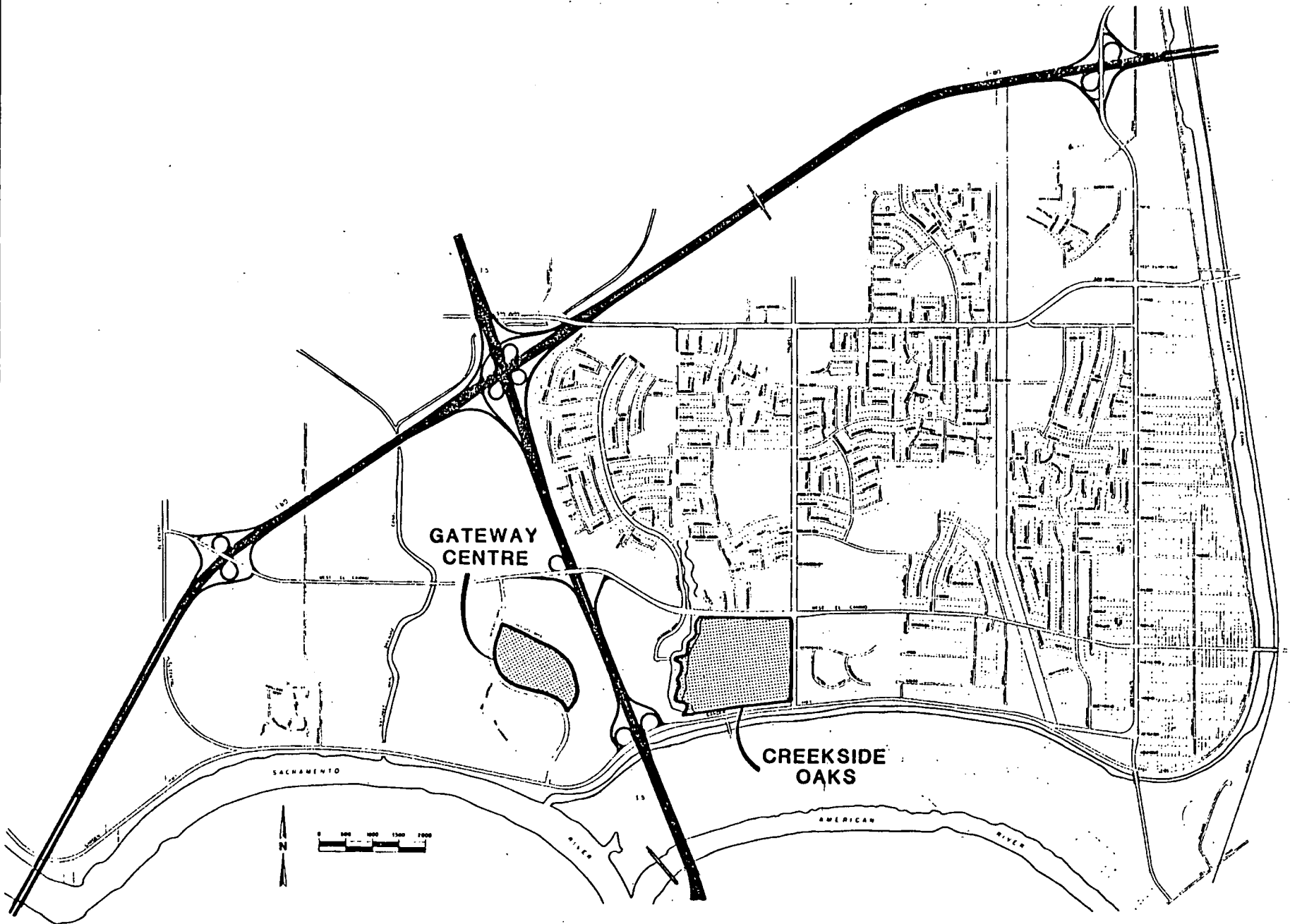
RECOMMENDATION APPROVED:

  
Walter J. Slipes, City Manager

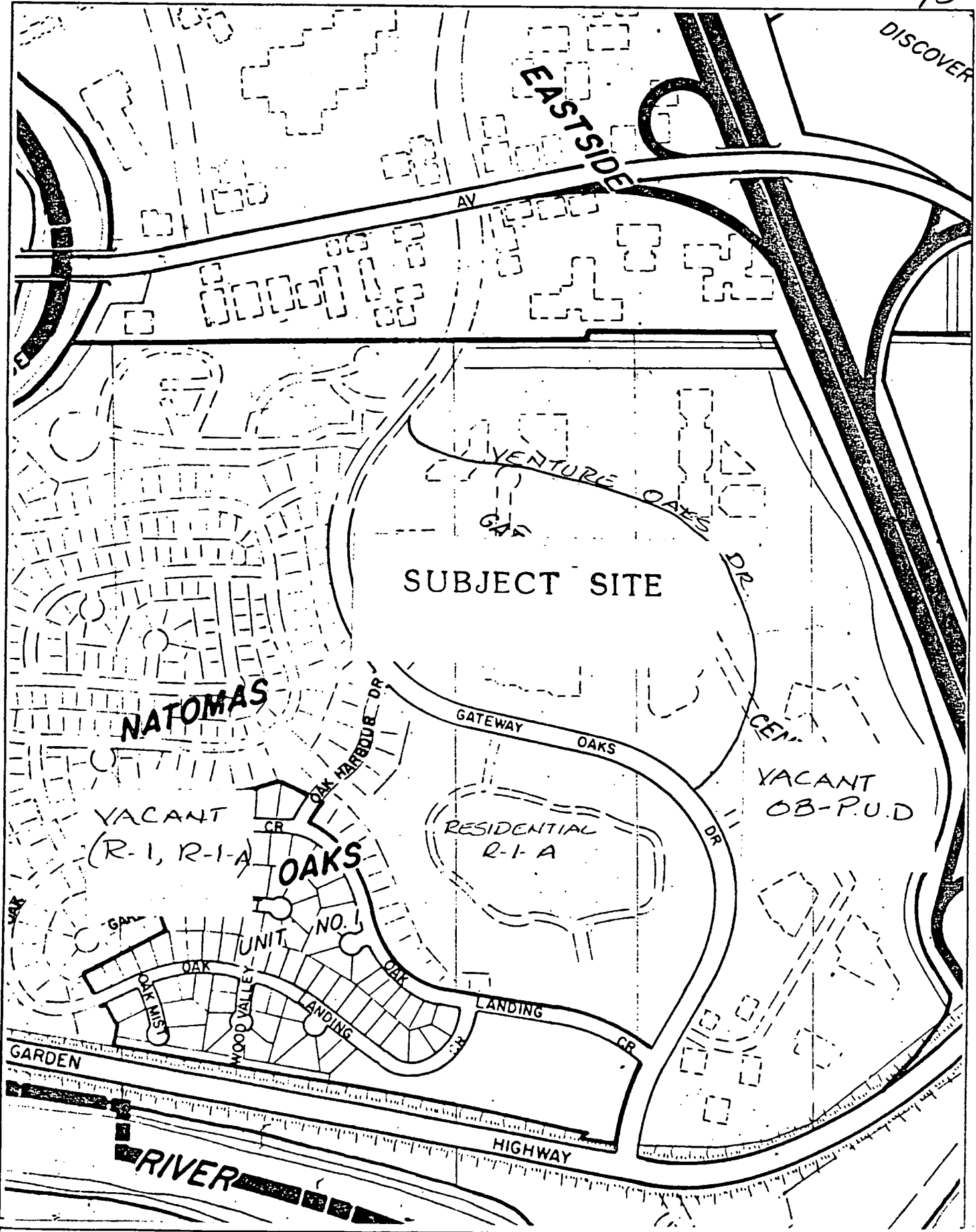
MVD:SD:pkb  
Attachments  
P85-026

February 5, 1985  
District No. 1

VICINITY MAP



3



LAND USE & ZONING MAP

# RESOLUTION NO. 85-087

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**APPROVED**  
BY THE CITY COUNCIL

FEB 4 1985

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR  
LOT 2 OF THE "PLAT OF GATEWAY CENTER", FILED MAY 4,  
1983, IN BOOK 152 OF MAPS, MAP NO. 5  
(P-85-026)(APN: 274-320-15)

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on February 5, 1985, held a public hearing  
on the request for approval of a tentative map for Lot 2 of Parcel Map  
152, Map No. 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 is exempt from environmental determination pursuant to CEQA, Section  
15315 ;

WHEREAS, the Parcel Map Advisory Committee 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. None of the conditions described in Government Code Section 66474,  
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 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 commercial/office use(s).

- 3. 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 Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 5. In the matter of the hereby approved requested subdivision modification to defer sewer and water service :

- a. There are such special circumstances or conditions affecting the property to be subdivided that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that it is not feasible or desirable to provide improvements at this time since it is uncertain when and where the future residential unit will be located on the parcel.
- 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 the applicant will satisfy all other conditions prior to filing the final map and these services will be required upon issuance of building permits.
- 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 granting the modification will not significantly change the characteristics 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/office use(s).

- 6. 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. Theses services must be paid for and installed at the time of obtaining building permits;
  - b. Compensate RD 1000 for handling larger amounts of run-off generated by higher density zoning and use;

- c. Comply with all requirements of the Natomas Development agreement relating to this site;
- d. Monument new lot line;
- e. Pay 50 percent of the cost of a traffic signal at the intersection of Gateway Oaks Drive and Garden Highway; and
- f. Place the following note on the final map: Traffic signal at Gateway Oaks Drive and Garden Highway shall be operational when development at Gateway Center reaches 350,000 square feet as per Natomas Development agreement.

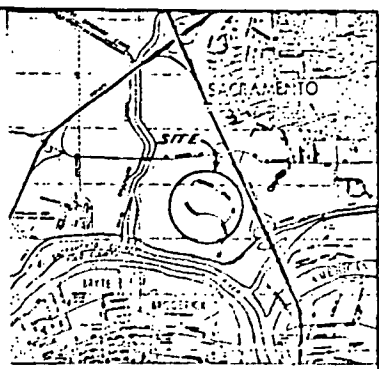
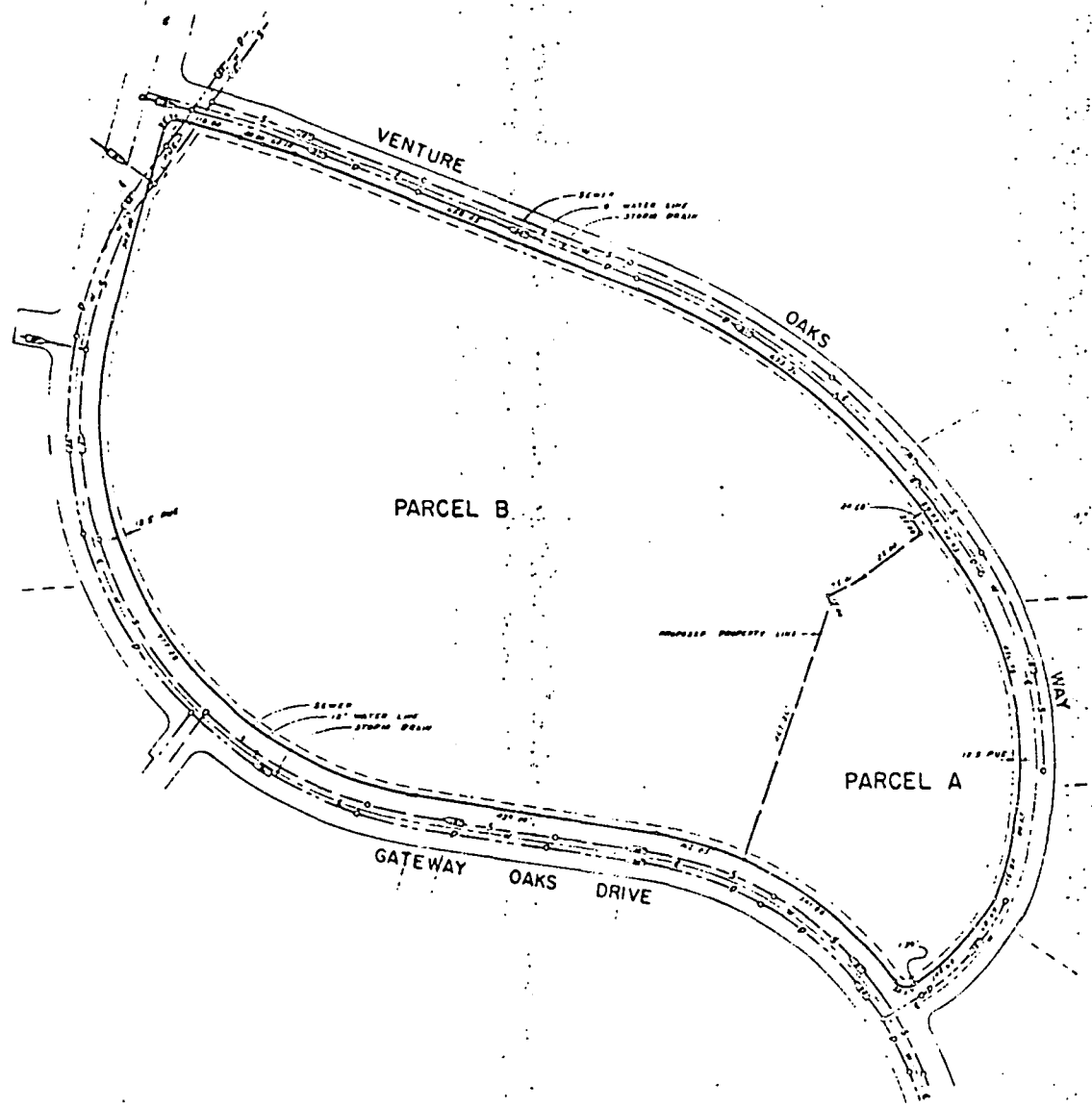
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-026

11-1-1981



**SUBDIVIDER/OWNER**  
 GATEWAY CENTER ASSOCIATES  
 1451 RIVER PARK DR  
 SACRAMENTO, CA 95815

**ENGINEER**  
 THE SHANK CORPORATION  
 PO BOX 2511  
 SACRAMENTO, CA 95811

**PRESENT ZONING & USE**  
 O2 U

**PROPOSED ZONING & USE**  
 OFFICE

**NUMBER OF PARCELS**  
 2

NET GROSS AREA		
PARCELS A/B	353.66	377.24
PARCEL A	171.26	604.21
PARCEL B	276.66	313.91

**WATER SUPPLY**  
 PUBLIC

**STORM DRAINS**  
 PUBLIC

**SEWER**  
 PUBLIC

NO 2287-012  
 DATE 12-10-81  
 TO  
 FROM  
 SCALE 1"=100'  
 DRAWN BY  
 CHECKED BY

TITLE: TENTATIVE PARCEL MAP OF LOT 3 228 000  
 PART OF LOT D 16 PM 24  
 CLIENT: GATEWAY CENTER ASSOCIATES

**THE SHANK CORPORATION**  
 ENGINEERING  
 SURVEYING  
 MAPPING SYSTEMS



# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: \_\_\_\_\_

Project Location SW CORNER OF I-5 AND WEST EL CAMINO AVENUE

**B 85026**

Assessor Parcel No. 274-320-15

Owners Gateway Center Associates

Phone No. 929-3193

Address 1451 River Park Dr., Ste. 110, Sacto, CA 95815

Applicant The Lee Sammis Co.

Phone No. 929-3193

Address 1451 River Park Dr., Ste. 110, Sacto, CA 95815

S.R.C.

Signature \_\_\_\_\_

-C.P.C. Mtg. Date 1/9/85

## REQUESTED ENTITLEMENTS

## ACTION ON ENTITLEMENTS

## Filing Fees

Environ. Determination exempt 15315

Commission date \_\_\_\_\_

Council date \_\_\_\_\_

Filing Fees \$ \_\_\_\_\_

General Plan Amend \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_

Community Plan Amend \_\_\_\_\_

\_\_\_\_\_

Res. \_\_\_\_\_

\$ \_\_\_\_\_

( ) \_\_\_\_\_

\_\_\_\_\_

Res. \_\_\_\_\_

Rezone \_\_\_\_\_

\_\_\_\_\_

Ord. \_\_\_\_\_

\$ \_\_\_\_\_

Tentative Map Parcel Map to subdivide 33.4+ vac. ac. into 2 separate parcels in the Manufacturing, Research and Development-PUD, MRD-PUD zone

\_\_\_\_\_

Res. \_\_\_\_\_

\$ \_\_\_\_\_

Special Permit \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_

Variances \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_

Plan Review \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_

PUD \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_

Other SUBDIVISION MODIFICATION to defer sewer and water service

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. \_\_\_\_\_

By/date \_\_\_\_\_

### Key to Entitlement Actions

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved W/conditions
- AA - Approved W/amended conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval W/conditions
- RMC - Recommend Approval W/amended conditions
- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition Indicated on attached Staff Report

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt    White - applicant permit

Yellow - department file    Pink - permit book

**B 85026**

#13  
2-5-85

February 6, 1985

Gateway Center Associates  
The Lee Sammis Company  
1451 River Park Drive Suite 110  
Sacramento, CA 95815

Dear Gentlemen:

On February 5, 1985, the Sacramento City Council took the following action(s) for property located on the southwest corner of I-5 and West El Camino Avenue:

Adopted a Resolution adopting Findings of Fact approving the Tentative Map to subdivide 33± acres into two parcels in the Manufacturing, Research and Development - Planned Unit Development zone; and adopted Subdivision Modification to defer sewer and water services. (P-85026)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/13

Enclosure(s)

cc: Planning Department