

**CITY PLANNING COMMISSION**

927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corp., P.O. Box 2511, Sacramento, CA 95811		
OWNER	Gateway Centre Associates, 1451 River Park Drive, Sacramento, CA 95815		
PLANS BY	Spink Corp., P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	12-22-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	2-14-83	EIR	ASSESSOR'S PCL. NO. 274-320-09

APPLICATION: 1. Environmental Determination  
2. Tentative Map

LOCATION: Northwest quadrant Garden Highway and I-5

PROPOSAL: The applicant is requesting the necessary entitlements to divide 101± vacant acres into six parcels.

PROJECT INFORMATION:

1974 General Plan Designation: Residential/Commercial  
 1978 South Natomas Community  
 Plan Designation: Res: 4-21 du/12 av and Offices/Commercial  
 Existing Zoning of Site: R-1A, OB, C-2(PUD)  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:  
 North: Office and vacant; OB  
 South: Garden Highway, Sacramento River; ARP-F  
 East: I-5 freeway  
 West: Vacant; R-1A, R-1, R-2B

Property Dimensions: Irregular  
 Property Area: 101± acres  
 Significant Features of Site: Oak trees  
 Topography: Flat  
 Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the February 9, 1983 meeting, by a vote of seven ayes, one absent and one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map. 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;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

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5. Provide right-of-way study and off-site dedications for intersection of Gateway Oaks Drive with the northerly leg of the loop street and for extension of Gateway Oaks Drive to West El Camino Avenue;
6. Provide standard improvements for intersection of Gateway Oaks Drive with the northerly leg of the loop street;
7. Off-site improvement of Gateway Oaks Drive to West El Camino Avenue shall consist of two 18-foot lanes;
8. Coordinate with Reclamation District 1000 and pay any required drainage fees;
9. Provide reciprocal access easements to Lots 1,3,4,5 and 6;
10. Construct loop road to a 58-foot right-of-way and provide for expanded intersections at Gateway Oaks;
11. Eliminate the compound curve in the loop road. The revised street design shall be reviewed and approved by the City Traffic Engineer;
12. Coordinate with the County Sanitation District;
13. The City shall commence condemnation proceedings, if necessary, for the off-site improvements and acquisition at the expense of the applicant within 90 days of the filing of the final map. The applicant shall post a security bond prior to filing the map to pay for this proceeding as required by the City Engineer.

BACKGROUND INFORMATION: The subject site is a portion of the South Natomas Office Parks Planned Unit Development which received necessary approvals late in 1982. This particular site, known as Gateway Centre, consists of 101± vacant acres. The site is designated for residential, office and support commercial uses.

STAFF EVALUATION: Staff has the following observations and comments with regard to this project:

1. The applicant proposes to subdivide the acreage into six parcels for financial purposes. The proposed parcels conform to the adopted PUD Schematic Plan for Gateway Centre. Proposed Parcel 4 is flag-shaped with only 20 feet of public street frontage. The City Engineer has requested reciprocal easements in order to provide adequate access to this parcel through parcels 1,3,5 and 6.
2. Gateway Oaks Drive is constructed up to the second street which stubs to the west off of the drive. A realignment of the future extension is proposed at the northwest corner of the subject site. The City Engineer has requested off-site dedication and improvement of Gateway Oaks Drive as well as the loop street through the development. (See staff's Exhibit B). This is intended to properly complete the circulation throughout the site. The City Engineer is also requesting off-site dedication and improvements consisting of two 18-foot lanes from the subject site north, connecting with West El Camino Avenue. This will serve the volume of traffic generated by offices and traveling north until the adjacent northern property is actually developed.
3. The applicant is reminded that a landscaped setback of 40 feet is required along Gateway Oaks Drive. Further, no on-street parking will be permitted on Gateway Oaks Drive.

4. The Planning and Community Services Departments have determined that 5.628 of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted not more than 90 days prior to filing the final map with the City Council.
5. There are a number of trees on the site, including Oak trees. Staff recommends that the trees indicated on the tentative map be preserved. Staff suggests that the following guidelines be adhered to:
  - a. Stacking of construction materials and the parking of equipment and vehicles within the dripline of the trees should be prohibited;
  - b. Grading, trenching, cutting or felling within a tree dripline should be prohibited. This may require relocation of the north/south trending portion of the line between parcels 5 and 6 so that the proposed street will not be constructed within the tree dripline (see Exhibit B).
6. There are four bus stops indicated on the schematic plan. Two of these stops have turnouts and two have shelters and turnouts. The applicant should confirm the design and construction details of these bus stops with Regional Transit prior to final map recordation. The applicant is responsible for the construction and maintenance of the bus shelters.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to the following 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:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. Name the streets to the satisfaction of the Planning Director;
  - d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
  - e. Provide right-of-way study and off-site dedications for intersection of Gateway Oaks Drive with the northerly leg of the loop street and for extension of Gateway Oaks Drive to West El Camino Avenue;
  - f. Provide standard improvements for intersection of Gateway Oaks Drive with the northerly leg of the loop street;
  - g. Off-site improvement of Gateway Oaks Drive to West El Camino Avenue shall consist of two 18-foot lanes;

- h. Coordinate with Reclamation District 1000 and pay any required drainage fees;
- i. Provide reciprocal access easements to Lots 1,3,4,5 and 6;
- j. Construct loop road to a 58-foot right-of-way and provide for expanded intersections at Gateway Oaks;
- k. Eliminate the compound curve in the loop road. The revised street design shall be reviewed and approved by the City Traffic Engineer;
- l. Coordinate with the County Sanitation District;
- m. The City shall commence condemnation proceedings, if necessary, for the off-site improvements and acquisition at the expense of the applicant within 90 days of the filing of the final map. The applicant shall post a security bond prior to filing the map to pay for this proceeding as required by the City Engineer;
- n. Provide a legal mechanism to establish an association of commercial and office occupants to enforce the provisions of the development agreement and the development guidelines pursuant to Section 4.B of the Gateway Centre Development Agreement, prior to the filing of the final map;
- o. Grading, trenching, cutting, filling, stacking of construction materials and parking of equipment and vehicles within the dripline of trees indicated on the tentative map shall be prohibited;
- p. The final map shall reflect a minor realignment of the line between parcels 5 and 6 to avoid locating the street within the dripline of the indicated tree;
- q. The applicant shall provide bus stops and shelters. Location and design of the stops shall be subject to the review and approval of Regional Transit prior to final map recordation.

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**002170**

CENTRAL

SEWAGE TREATMENT PLANT  
LOCATION  
MAP

SUBDIVISION

I-880

NATOMAS EASTSIDE

GATEWAY  
CENTRE

CREEKSIDE

NATOMAS  
EAST  
SIDE  
SUBDI

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P-9307

RIVER

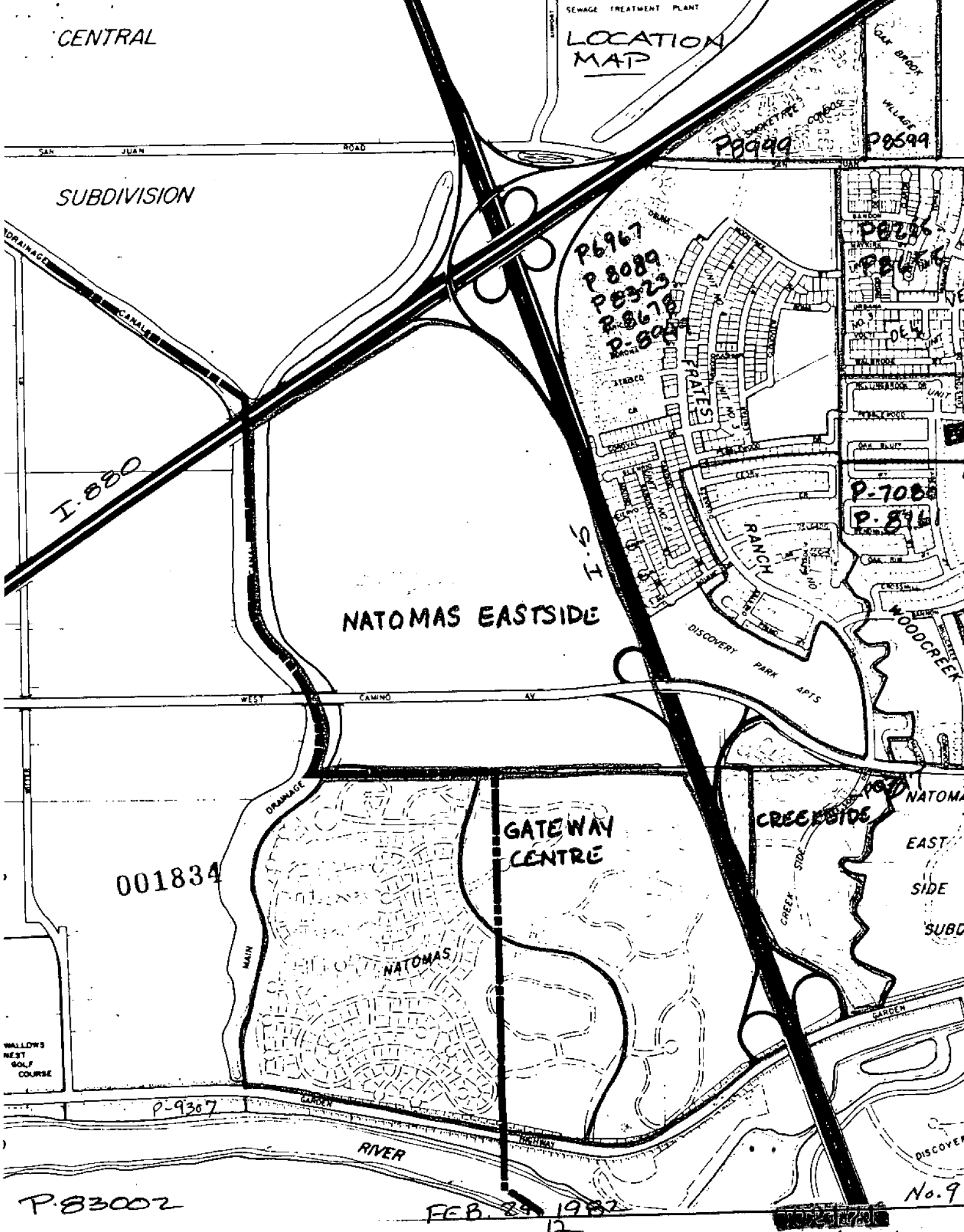
P-83002

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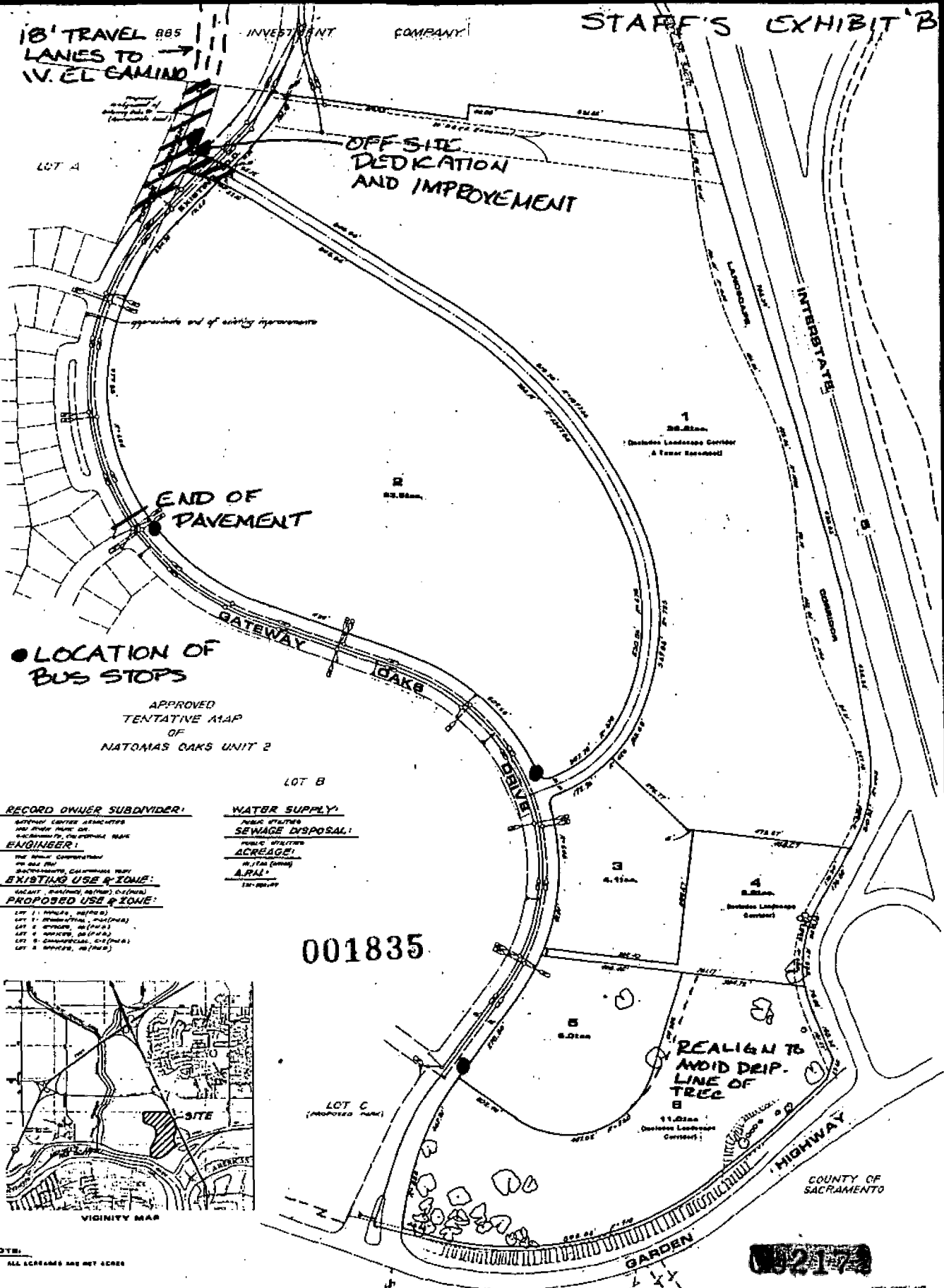
CENTRAL



18' TRAVEL LANES TO IV. EL CAMINO

INVESTMENT COMPANY

S. 0008 4 0008 4



APPROVED TENTATIVE MAP OF NATOMAS OAKS UNIT 2

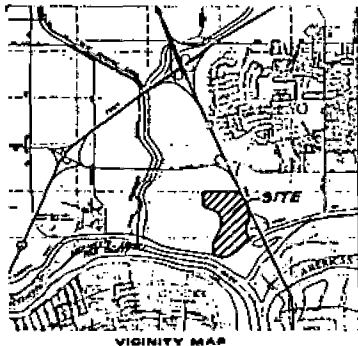
LOT B

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**RECORD OWNER SUBDIVIDER:**  
 GATEWAY CENTRE ASSOCIATES  
 AND OTHER PART OF  
 SACRAMENTO, CALIFORNIA  
**ENGINEER:**  
 THE PUBLIC CORPORATION  
 OF THE CITY OF  
 SACRAMENTO, CALIFORNIA  
**EXISTING USE & ZONE:**  
 VACANT, (SACRAMENTO, CALIFORNIA)  
**PROPOSED USE & ZONE:**  
 LOT 1: RESIDENTIAL, (R-1) (SACRAMENTO)  
 LOT 2: INDUSTRIAL, (I-1) (SACRAMENTO)  
 LOT 3: INDUSTRIAL, (I-1) (SACRAMENTO)  
 LOT 4: INDUSTRIAL, (I-1) (SACRAMENTO)  
 LOT 5: COMMERCIAL, (C-1) (SACRAMENTO)  
 LOT 6: RESIDENTIAL, (R-1) (SACRAMENTO)

**WATER SUPPLY:**  
 PUBLIC UTILITY  
**SEWAGE DISPOSAL:**  
 PUBLIC UTILITY  
**ACRES/LOT:**  
 28.82 (Lot 1)  
**A.R.A.L.:**  
 121-00000



NOTE: ALL ACRES ARE NET ACRES

1	DECEMBER 1982			SCALE IN FEET 0 50 100 200	<b>GATEWAY CENTRE</b> LEE C. SAMMIS COMPANY CITY OF SACRAMENTO, CALIFORNIA	TENTATIVE MAP 4 78
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# GATEWAY CENTRE

## LEGEND

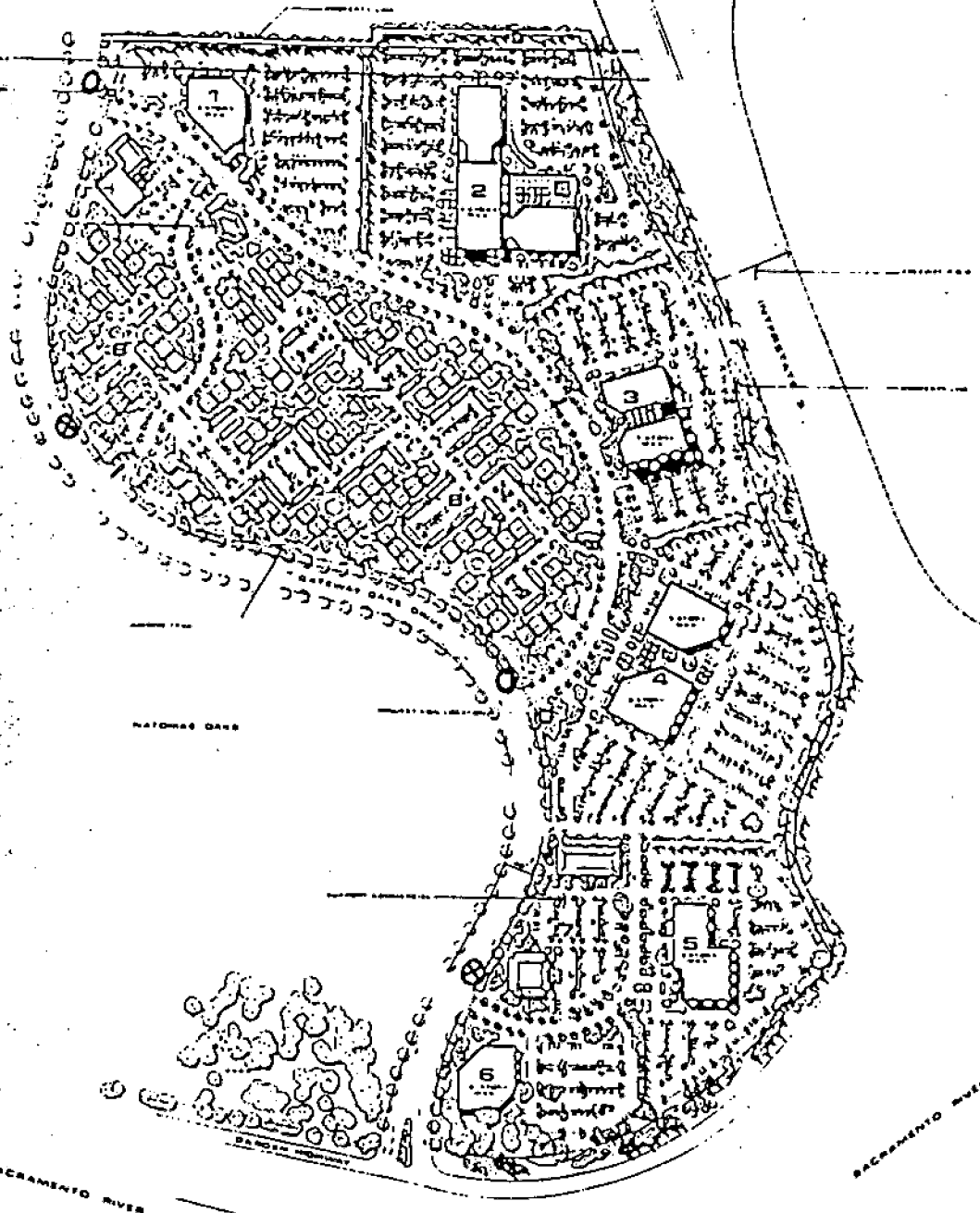
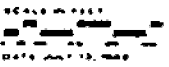
PARCEL	USE	ACREAGE	%
1	OFFICE	70	8
2	OFFICE	184	20
3	OFFICE	80	10
4	OFFICE	136	16
5	OFFICE	96	11
6	OFFICE	64	8
7	SUPPORT COMMERCIAL	90	10
<b>TOTALS</b>		<b>870</b>	<b>75</b>
8	RESIDENTIAL	200	23

- O = stop w/ turnout
- ⊗ = stop w/ turnout
- = shelter

DEVELOPER  
 LEE C. SAMMIS COMPANY  
 1451 RIVER PARK DRIVE  
 SACRAMENTO, CALIFORNIA

LAND PLANNERS  
 ANTHONY M. GUZZARO  
 AND ASSOCIATES  
 836 MONTGOMERY ST.  
 SAN FRANCISCO, CALIFORNIA

EXHIBIT C  
 SCHEMATIC  
 PLAN



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P. 83002

FCR. 24/1983  
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21983

No. 9

COMMERCIAL COMMERCIAL

SACRAMENTO RIVER

SACRAMENTO RIVER