

# CITY PLANNING COMMISSION

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

APPLICANT The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833  
OWNER Natomas Associates, 7919 Folsom Boulevard, #150, Sacramento, CA 95826  
PLANS BY The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833  
FILING DATE 2/5/88 ENVIR. DET. Neg. Dec. 2/17/88 REPORT BY PW/vf  
ASSESSOR'S-PCL. NO. 225-0230-066

APPLICATION: A. Negative Declaration  
B. Tentative Map to subdivide 10.5± vacant acres into 8 lots in the shopping center (planned unit development) (SC {PUD}) zone.

LOCATION: Southwest corner of West El Camino Avenue and Gateway Oaks Drive

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10.5± vacant acres into 8 lots.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Office  
1978 South Natomas Community  
Plan Designation: Commercial - Shopping Center  
Existing Zoning of Site: SC - PUD  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-2A PUD  
South: Vacant; R-1 PUD  
East : Vacant; SC PUD  
West : Main Drainage Canal; F

Property Dimensions: Irregular  
Property Area: 10.5± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 24, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the conditions which follow:

BACKGROUND INFORMATION: On June 25, 1987, the Planning Commission approved a special permit to develop a 62,000± sq. ft. shopping center on the subject site. The project is to be developed in phases on eight building pads.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of 10.5+ vacant acres in the Shopping Center (SC) zone and the Natomas Eastside Planned Unit Development. Surrounding properties are vacant and zoned Multi-Family (R-2A PUD) to the north, Single Family (R-1A PUD) to the south, Shopping Center (SC PUD) to the east and the Natomas Main Drainage Canal (F) to the west. The site is designated for commercial-shopping center use in both the General Plan and the 1978 South Natomas Community Plan. The Natomas Eastside PUD Schematic Plan indicates a shopping center on the site.

B. Proposal

The applicant is proposing to subdivide the 10.5+ acres site into eight lots. The configuration of the eight lots conforms to the location of the shopping center building pads that were approved in the Special Permit (P87-257). The applicant has indicated to staff that the shopping center will be developed in phases on the eight parcels to be created. The project is consistent with the Natomas Eastside Schematic Plan. Therefore, staff has no objections to this proposal.

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

STAFF RECOMMENDATION:

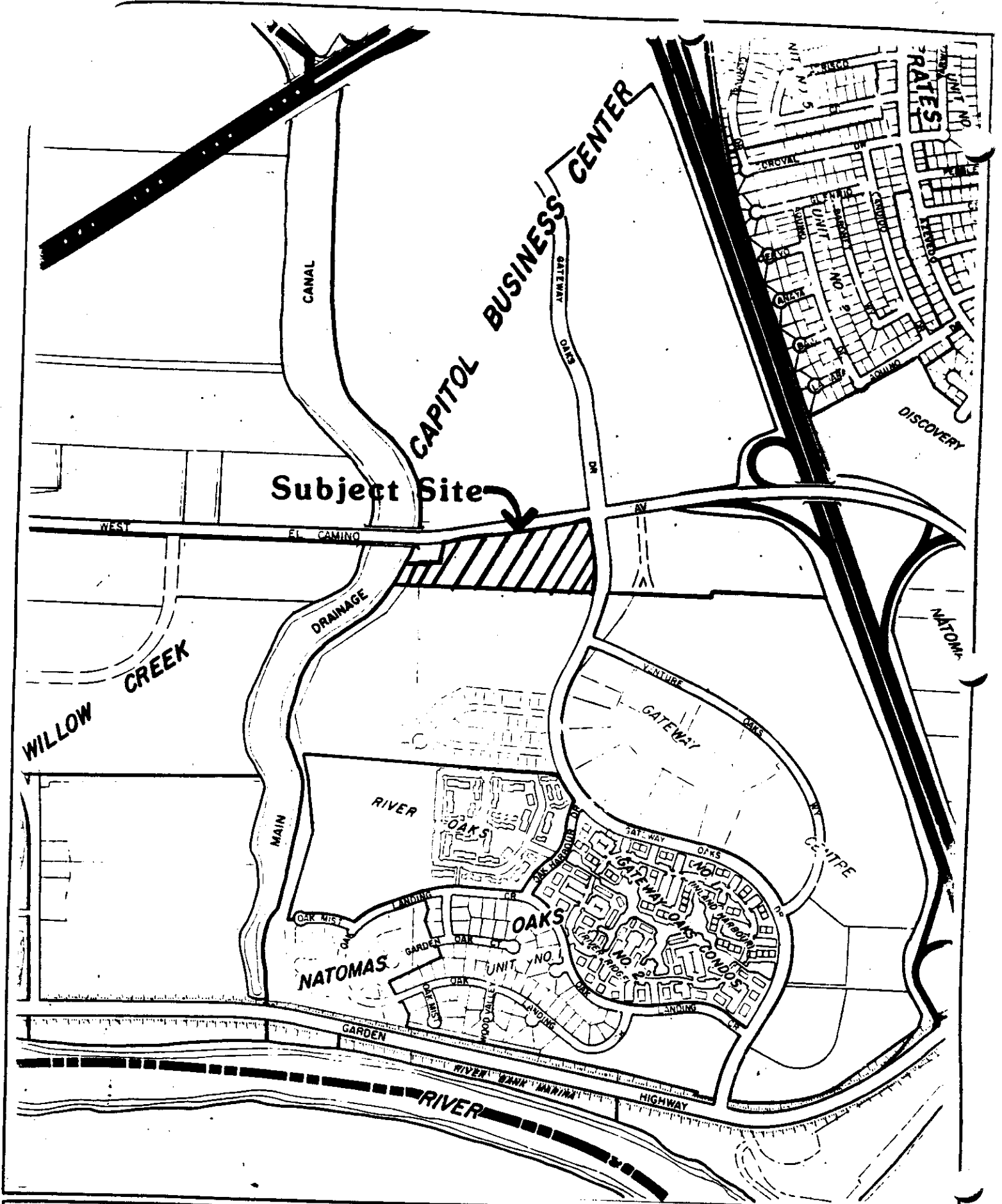
A. Ratify the Negative Declaration.

B. Recommend 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:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; (plans are on file with the City).
2. Pay off existing assessments, or file the necessary segregation request and fees to segregate existing assessments.
3. Meet all County Sanitation District and Reclamation District 1000 requirements.
4. Submit a soils test prepared by a registered engineer to be used in street design.
5. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to Gateway Oaks Drive.

6. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to West El Camino Avenue.
7. Dedicate the south 10 feet of parcels 1, 6, 7 and 8 as a P.U.E. for underground electrical facilities and appurtenances.
8. Comply with PUD guidelines.
9. Provide a minimum 20 feet of public street frontage for each parcel (all parcels must have direct access to public water main).
10. Provide reciprocal access, parking, sewer, water drainage easements on the final map.
11. Show all existing and proposed easements on final map.
12. Abandon, under permit, any wells found on the site.
13. Remove any junk, trash or rubbish to the satisfaction of the City/County Health Department and City Planning Director.
14. Reclamation District No. 1000 shall be compensated to handle additional run-off created by change in land use.

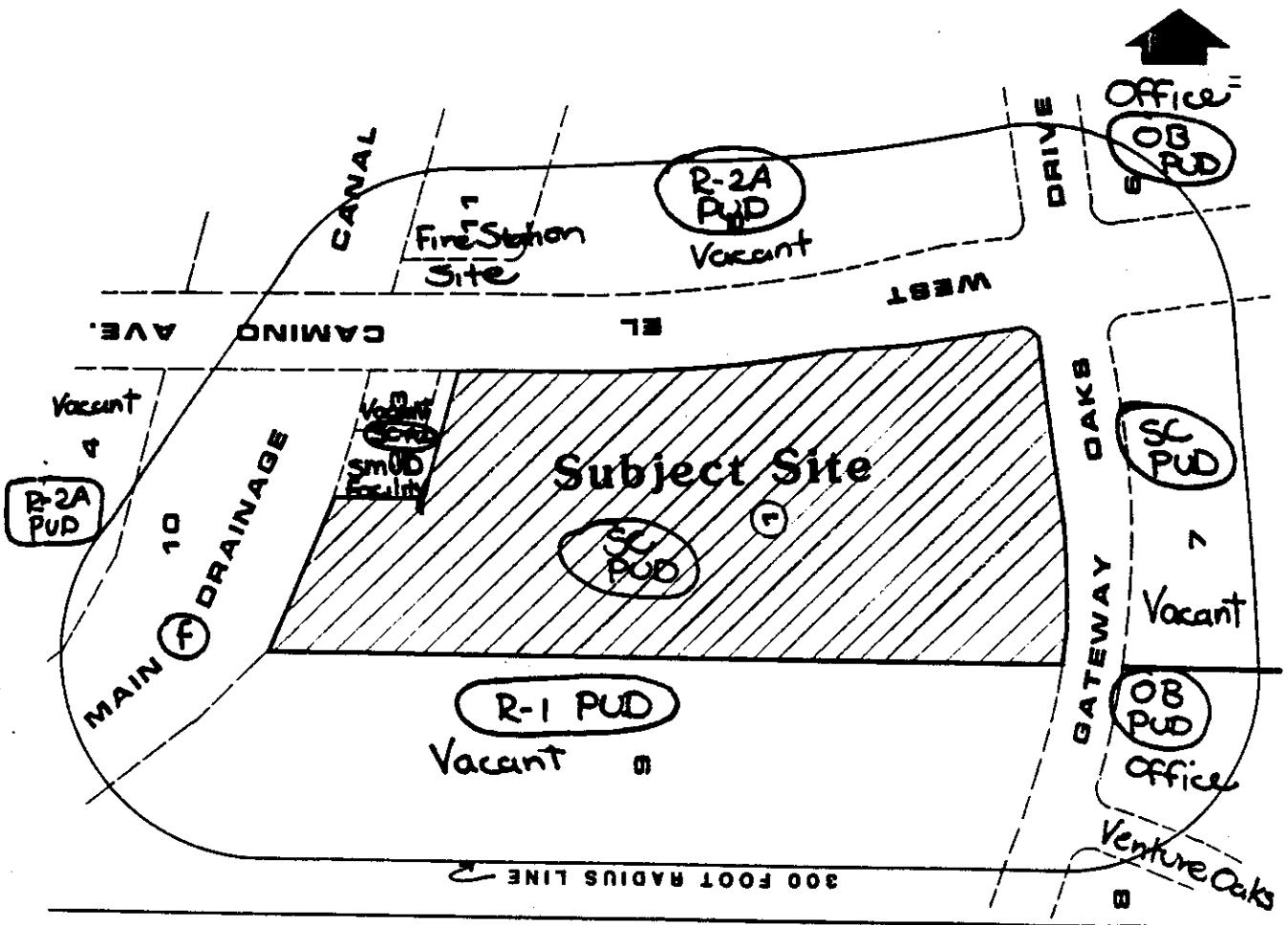


**VICINITY MAP**

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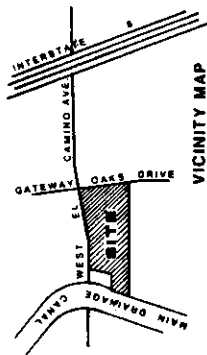
# LAND USE & ZONING MAP

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**TENTATIVE PARCEL MAP**  
**GATEWAY PLAZA**  
**PARCEL 2, METROPOLITAN CENTER, 86/5**  
**CITY OF SACRAMENTO, CALIFORNIA**  
**JANUARY, 1988**



**NOTES:**

RECORD OWNER:  
 KCS DEVELOPMENT  
 7919 TOULOUSE BLVD  
 SACRAMENTO, CA 95825

EXISTING ZONING:  
 SC/PUD

PROPOSED ZONING:  
 SC/PUD

EXISTING USE:  
 VACANT

PROPOSED USE:  
 8 PARCELS FOR A FUTURE SHIPPING CENTER

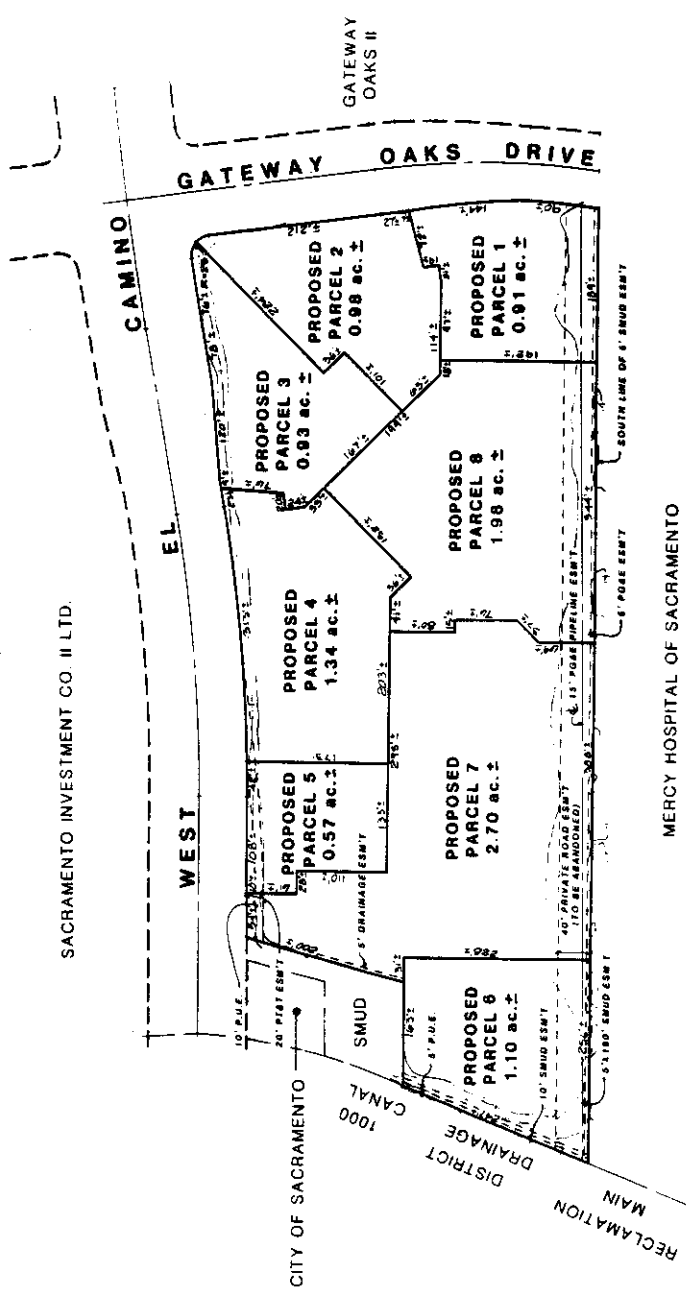
WATER SUPPLY:  
 CITY OF SACRAMENTO

SEWAGE DISPOSAL:  
 CITY OF SACRAMENTO

ASSESSOR'S PARCEL NO.  
 225-0830-066

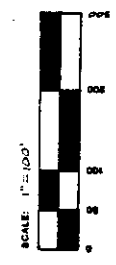
ACREAGE:  
 10.5 AC.±

NOTE: SUBDIVIDER PROPOSES TO PHASE  
 RECORDATION OF INDIVIDUAL FINAL  
 MAPS FOR PROPOSED PARCELS 1-8



**THE SPINK CORPORATION**  
 2880 VENTURE OAKS WAY  
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 (916)328-8580

ENGINEERING - ARCHITECTURE - PLANNING -  
 LANDSCAPE ARCHITECTURE - SURVEYING -  
 MAPPING - PHOTOGRAMMETRY - I.I.



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