

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Associates - 3110 Gold Canal Drive, Rancho Cordova, CA 95670				
OWNER	Sacramento Investment Co. II Ltd. - 10969 Trade Center Dr. #100, Rancho Cordova 95670				
PLANS BY	Murray Smith & Associates - 3110 Gold Canal Drive, Rancho Cordova, CA 95670				
FILING DATE	5-9-86	ENVIR. DET.	5-15-86	REPORT BY	EG:sg
ASSESSOR'S-PCL. NO.	225-230-71.75				

APPLICATION: A. Negative Declaration

B. Tentative Map

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

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide 96.8+ vacant acres into 12 lots.

PROJECT INFORMATION:

1974 General Plan Designation: Capitol Business Center

1986 South Natomas Community

Plan Designation: Capitol Business Center

Existing Zoning of Site: R-2A(PUD) & OB(PUD)

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; County

South: Vacant; SC(PUD)

East: Vacant, offices; OB(PUD)

West: Vacant, canal; F, A, R-1A(PUD) & R-1(PUD)

Property Dimensions: Irregular

Property Area: 96.8+ acres

Topography: Flat

Street Improvements: Existing and to be provided

Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On May 28, 1986, by a vote of six ayes, and three absent, the Subdivision review Committee voted to recommend approval of the tentative map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. The subject site consists of a 96.8+ acre vacant lot which is zoned Garden Apartment and Office Building - Planned Unit Development (R-2A(PUD) and OB(PUD)). The site is designated as the Capitol Business Center in the 1974 General Plan and the 1986 South Natomas Plan.

B. The applicant is proposing to subdivide the existing 96.8+ acres into 12 lots. The lots are being created to allow further development of the sites for office and apartment uses. One lot (#12) is reserved for a future park and school site and consists of 21.5+ acres.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration based on the preparation and

APPLC. NO. P86-181 MEETING DATE June 12, 1986 ITEM NO 8

certification of a previous EIR and findings for this project, and based on compliance with the mitigation measures identified in that EIR and in any subsequent site - specific environmental assessments.

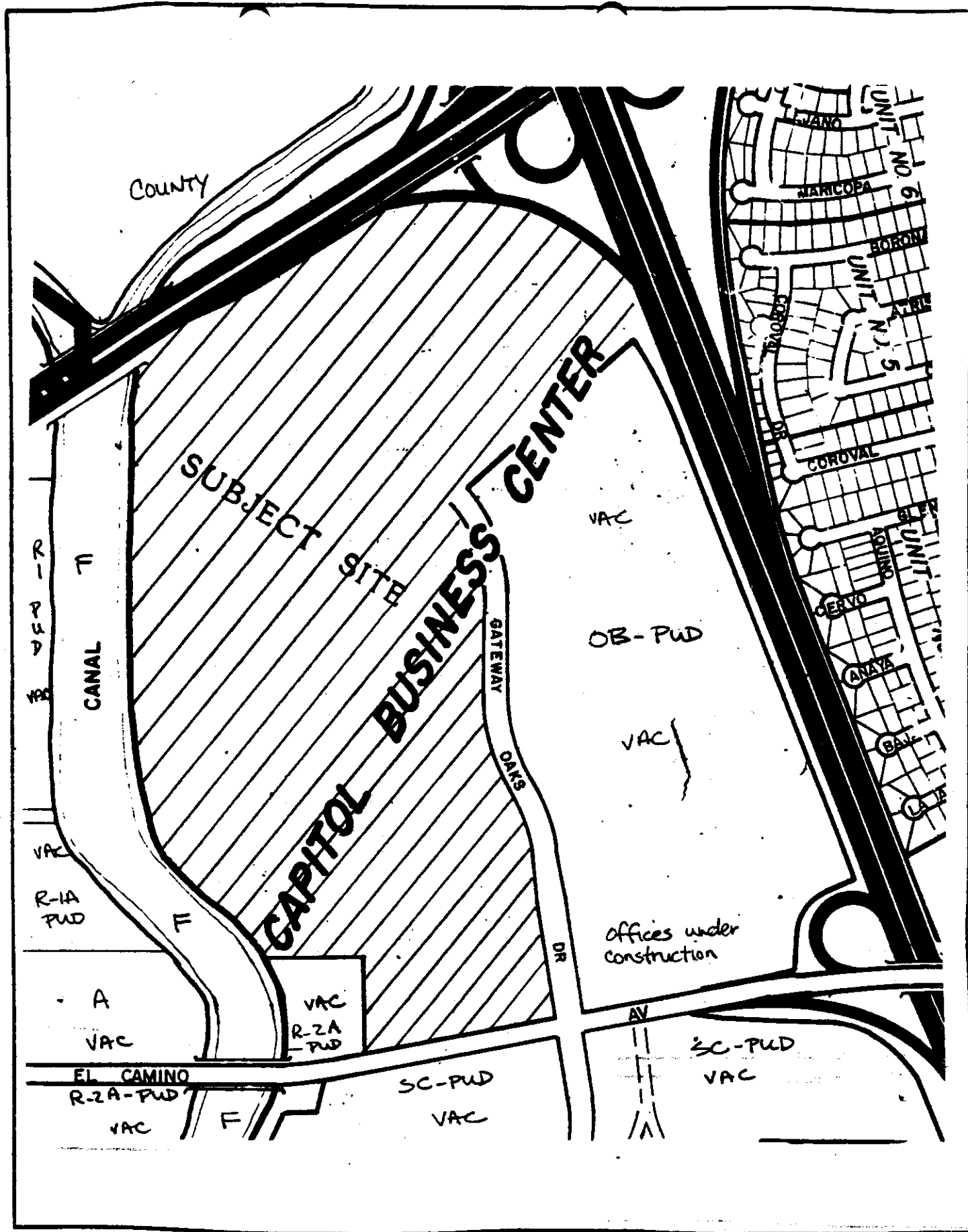
RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions which follow.

Tentative Map 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, including frontage along fire department parcel and school site. City will reimburse park site according to standard policy;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Meet all County Sanitation District requirements;
4. Street lights will be required;
5. Reclamation District No. 1000 shall be compensated for handling higher volume of runoff created by the development;
6. Dedicate 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways;
7. Submit Transportation Management Plan prior to issuance of building permit;
8. Soils testing for street design will be required;
9. Seepage study will be required by a registered engineer;
10. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;

Informational Items: 1) Reimbursement agreements and developer expenses shall follow the development agreement; and 2) some conditions may be modified by, and are subject to, the proposed Facilities Benefit District.

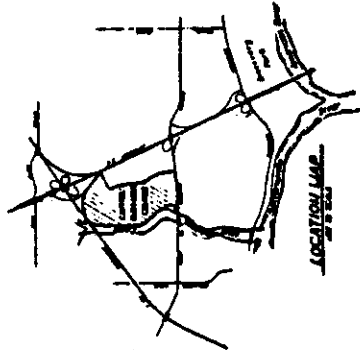


VICINITY - LAND USE - ZONING

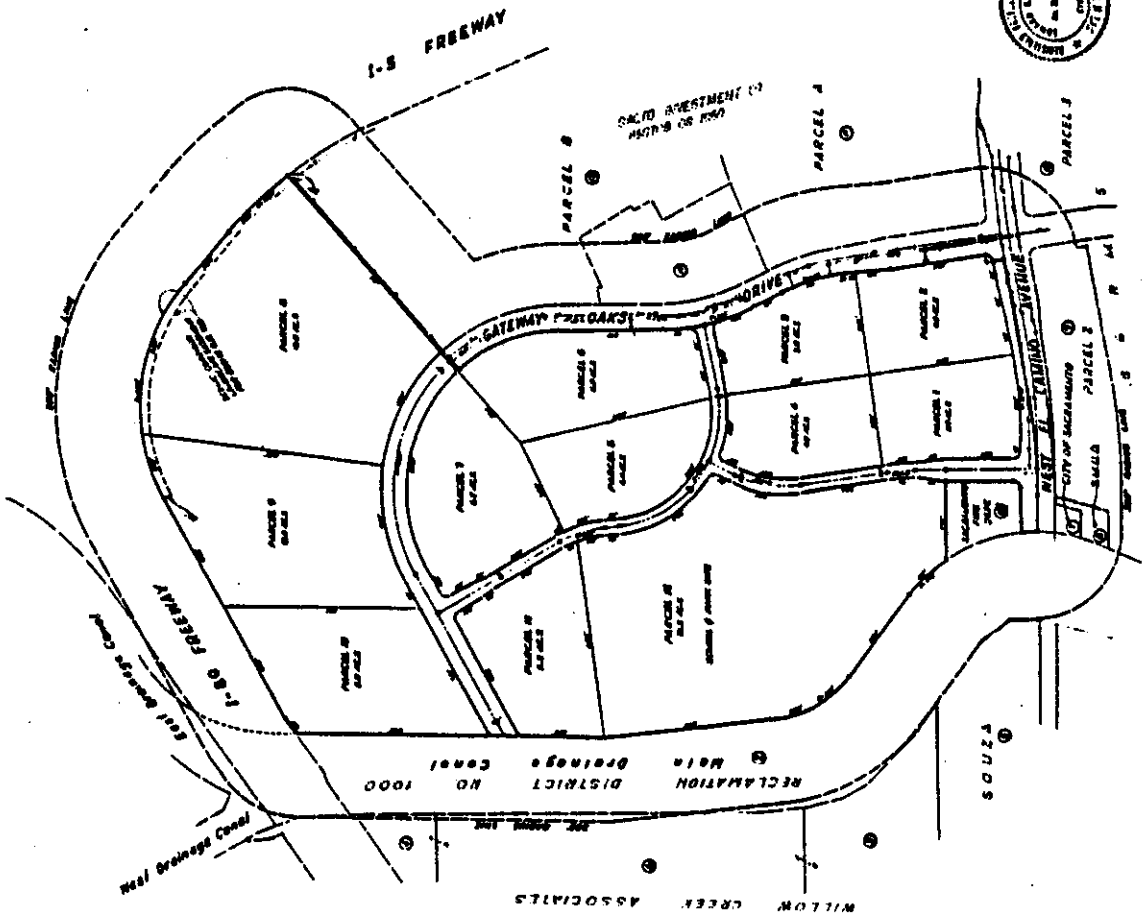
TENTATIVE PARCEL MAP & 300' RADIUS MAP
CAPITOL BUSINESS CENTER

PORTION OF LOT 106, AUTOLAS EAST 500' SUBDIVISION, T-11-11-64
 CITY OF SACRAMENTO, CALIFORNIA
 MAY 1986 SCALE: 1" = 200'
 MURRAY SMITH AND ASSOCIATES

- 1. ALL LOTS, UNLESS OTHERWISE SHOWN, ARE TO BE CONVEYED TO THE CITY OF SACRAMENTO.
- 2. THE CITY OF SACRAMENTO SHALL BE RESPONSIBLE FOR THE COST OF THE NECESSARY RECORDING FEES AND COSTS OF THE CITY OF SACRAMENTO.
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P 86181



SUBMITTED BY: Murray Smith & Associates, Inc.		DATE: MAY 1986	
SUBMITTED TO: CITY OF SACRAMENTO		PROJECT NO.: 86181	
PROJECT NAME: CAPITOL BUSINESS CENTER		SHEET NO.: 1 OF 1	
BENCH MARK:		CONSTRUCTION PLANS CITY OF SACRAMENTO, CALIFORNIA	
TENTATIVE PARCEL MAP & 300' RADIUS MAP		DATE: MAY 1986	

P86-181

6-12-86

Item 8

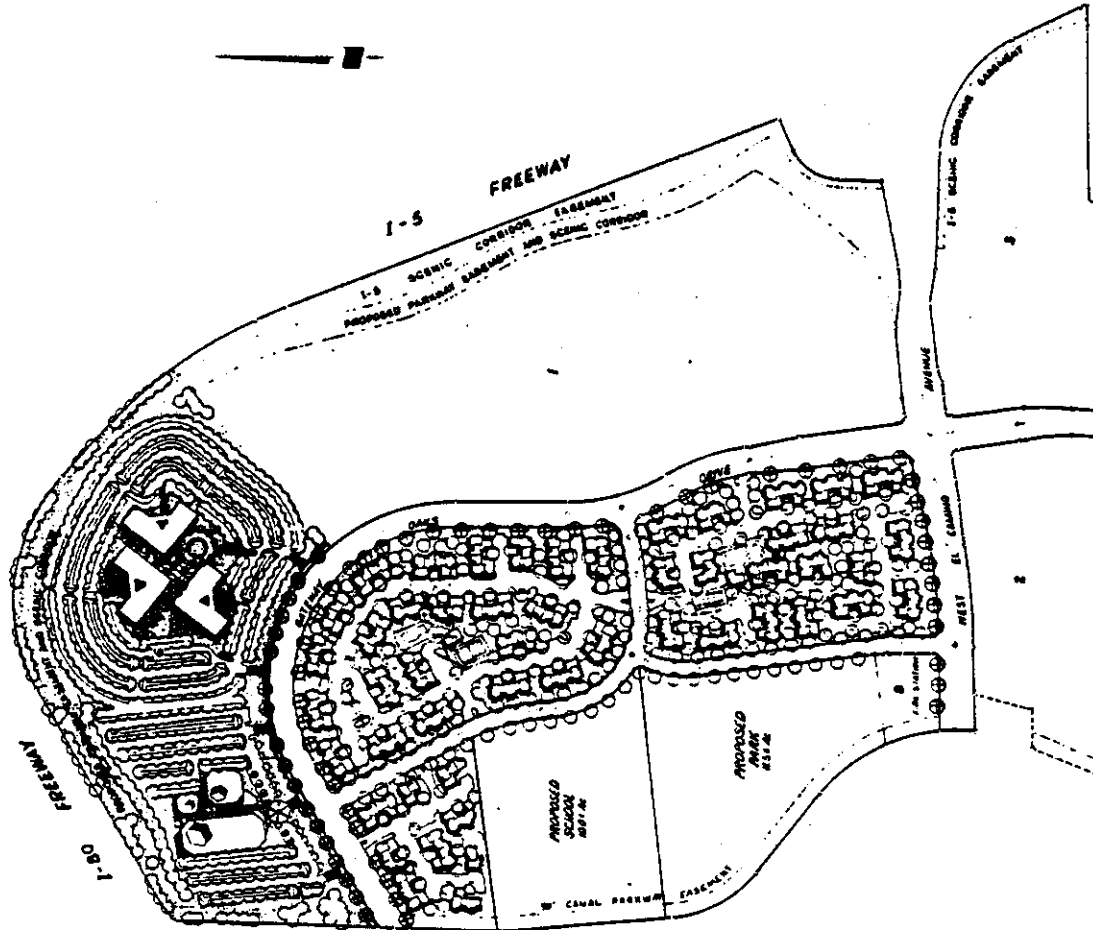
PUD Schematic Plan

Schematic Site Plan
Capitol Business Center
 PORTION OF LOT 116, MIDTOWN EAST SIDE SUBDIVISION, 17 & W 34
 CITY OF SACRAMENTO, CALIFORNIA

JANUARY 1986 SCALE: 1" = 200'

Parcel No.	Area (Acres)	Area (Sq. Ft.)	Proposed Area (Acres)	Proposed Area (Sq. Ft.)	Cont'd. (Acres)
1	14.24	612,000	0.12	5,280	2.02
2	11.15	482,000	0.10	4,356	0.10
3	11.29	489,000	0.10	4,356	0.10
4	13.34	580,000	0.10	4,356	0.10
5	20.33	890,000	0.10	4,356	0.10
6	21.38	930,000	0.10	4,356	0.10
7	21.38	930,000	0.10	4,356	0.10
8	21.38	930,000	0.10	4,356	0.10
9	21.38	930,000	0.10	4,356	0.10
10	21.38	930,000	0.10	4,356	0.10

IS NOT A PART OF THIS SUBDIVISION
 AS SHOWN ON SHEET 6 OF SET



DATE: 1/11/86	SCALE: 1" = 200'	PROJECT NO. 86-116
CONSTRUCTION PLANS CAPITOL BUSINESS CENTER		
BENCH MARK		
APPROVED BY:	R.C.C. NO. 86-116	DATE: 1/11/86
SUBMITTED BY: McClintock & Associates, Engineers		
APPROVED:		