



CITY OF SACRAMENTO

12

DEPARTMENT OF LAW
812 TENTH STREET
SUITE 201
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5346

JAMES P. JACKSON
CITY ATTORNEY
THEODORE H. KOBAY, JR.
ASSISTANT CITY ATTORNEY
LELIAND J. SAVAGE
SAMUEL L. JACKSON
WILLIAM P. CARNAZZO
STÉPHEN B. NOCITA
DIANE B. BALTER
CHRISTINA PRIM
DEPUTY CITY ATTORNEYS

December 29, 1981

City Council
Sacramento, CA.

Honorable Members in Session:

SUBJECT: Agenda Item 12
Natomas Oaks subdivision; P-9578
Amendment of recommended map conditions

1. Condition 7 of the proposed subdivision approval resolution should be revised to read as follows:

"7. Pursuant to City Code Section 40.1300 et seq. Parkland Dedication, the applicant shall:

A. Submit to the City an appraisal of the property to be subdivided by the proposed final map and pay parkland dedication in-lieu fees for 16.041 acres minus (1) 9.1 acres for a parksite, and (2) the parkway acreage, as indicated on the South Natomas Community Plan; and

B. Dedicate to the City a 9.1 acre park site, designated as Parcel C on the tentative map, and

C. Dedicate to the City parkways, as designated on the South Natomas Community Plan.

Provided, however, that should the applicant request the filing of a final map including less land than is included in this tentative map, the applicant shall dedicate land, pay an in-lieu fee, or both, at the option of the City Council, calculated according to the standards and formula in City Code §40.1300 et seq. on the basis of the land included in the proposed final map."

2. Conditions 9 and 26 of the proposed resolution should be deleted.

Very truly yours,

APPROVED
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE
CITY CLERK

CP:mb

Christina Prim
CHRISTINA PRIM
Deputy City Attorney



CITY OF SACRAMENTO

12

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 18, 1981

APPROVED
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive water and sewer services to Parcels A & B
 3. Subdivision Modification to create lots with a substandard depth
 4. Tentative Map (P-9578)

LOCATION: North side of Garden Highway, east of the Main Drainage Canal

SUMMARY

This is a request for entitlements necessary to divide a 121-acre site into 369 single family lots, one garden apartment lot, one townhouse/condominium lot, a 10+ acre park site and a canal parkway strip within the Natomas Oaks PUD. The staff and Planning Commission recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject site constitutes a major portion of the Natomas Oaks PUD that was approved by the Planning Commission and City Council for a variety of residential land uses. A tentative map was approved by the Council in May of 1980 for the proposed single family development. The map, however, was never recorded and subsequently expired. The applicant is now requesting approval of an identical map.

The project, as conditioned, is consistent with the Natomas Oaks PUD and the South Natomas Community Plan. It is also compatible with surrounding land uses.

In reference to the Subdivision Modification to waive water and sewer services for Lots A and B, these services are merely being deferred until development of the two sites occurs. Staff supports this request because it is difficult to determine proper size of lines without specific development plans.

In reference to the Subdivision Modification to create lots 207 and 240 with a depth greater than 160 feet, there is no objection to the request. The physical characteristics of the site and the location of existing trees make it difficult to create all standard sized lots.

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

VOTE OF PLANNING COMMISSION

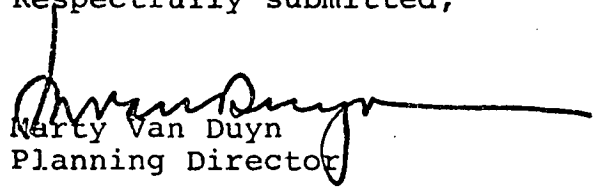
On November 25, 1981, the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9578

December 29, 1981
District No. 1

RESOLUTION No. 81-948

Adopted by The Sacramento City Council on date of

December 29, 1981

APPROVED
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE
CITY CLERK

RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
NATOMAS OAKS UNIT NO. 2 ET. SEQ. LO-
CATED ON NORTH SIDE OF GARDEN HIGHWAY,
EAST OF MAIN DRAINAGE CANAL (APN: 274-
320-10) (P-9578)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Natomas Oaks Unit No. 2 et. seq. located on north side of Garden Highway, east of Main Drainage Canal (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on December 29, 1981 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Natomas Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The location of existing trees makes it difficult to achieve buildable lots and meet all standard requirements.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: It is not feasible to create all standard size lots because of the physical characteristics of the site.

Fact: It is not desirable to have inactive service lines.

- c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The granting of the Subdivision Modifications will not 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.

Fact: The site is designated for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved 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;
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. Place the following note on the final map: Water service connections do not exist between the main lines and Parcels A, B, C and D. These services must be paid for and installed at the time of obtaining building permits;
5. Prepare a right-of-way to the satisfaction of the Traffic Engineer. A dedication may be required along Garden Highway. A 64-foot top levee width and side slopes are required;
6. File the necessary segregation requests and fees to segregate existing assessments;

7. Pursuant to City Code, Section 30.1302 (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.
8. Off-site improvements shall be provided to West El Camino (54 feet of right-of-way dedication with a minimum of 30 feet of paving) as part of the first phase. The number of phases the map is to be recorded in shall be noted on the final map;
9. Dedicate parkways to the City as shown on the map;
10. Install landscaping and irrigation for street planters and tree pockets. The City will maintain the street planters. The subdivider will include in the conditions covenants and restrictions applicable to the property provisions for the property owners adjacent to tree pockets to assume the responsibility for maintenance of such tree pockets upon occupancy and providing that the subdivider or declarant will maintain such tree pockets prior to occupancy of adjacent lots. A note to this effect shall be placed on the map;
11. At least 25 percent of the detached single family and halfplex lots shall have recorded front yard setbacks varying from the standard 25-foot setback and between 15 and 35 feet from the street right-of-way. A master plan indicating these setbacks shall be submitted to staff for review and approval prior to recordation of the final map;
12. Lots 261-264, 269-272, 280-284, 287, 114, 32-40 and 25-28 shall be limited in height to one-story structures;
13. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes;
14. The applicant shall not grade, trench, cut or fill within a tree's dripline;
15. The stacking of construction materials, parking of equipment and vehicles within the tree's dripline shall be prohibited;

16. The applicant shall designate on the final map 74 lots which are not north/south oriented. A note shall be placed on the final map indicating that structures on these lots must be designed so that predominant glazing occurs on the south wall. Building plans for these designated lots must be reviewed and approved by the Planning Department Energy Planner prior to issuance of permits;
17. The applicant shall place the following note on the final map: Lot 252 is restricted to a single family residence;
18. The applicant shall enter into an agreement with the Natomas Union School District to assure adequate school facilities prior to the filing of the final map;
19. The applicant shall retain the Heritage Oak trees shown on the tentative map with the exception of those indicated on Exhibit B;
20. The side yard property line between Lots 245 and 246 shall be adjusted five feet north or south;
21. The applicant shall provide five pairs of bus stops, three pairs of which are to include bus shelters, as indicated on Exhibit D;
22. The applicant shall remove any existing structures if they fall over proposed lot lines prior to filing the final map;
23. The landscaping and irrigation plans for the tree pockets and street planters are subject to the review and approval of the Directors of Planning and Community Services prior to the filing of the final map;
24. Access shall not be allowed from the 90-foot collector street along the slope easement area of the levee parkway adjacent to the Garden Highway;
25. The applicant shall provide a bike lane along the 90-foot wide collector street (north-south) and a bike route as indicated on Exhibit C; and

26. Applicant shall dedicate 9.1 acres as a park site as indicated by Parcel C on the tentative map.

MAYOR

ATTEST:

CITY CLERK

P-9578

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 11-25-81
 ITEM NO. 12a FILE NO. P-9578
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING ENVIRONMENTAL DET.
 SPECIAL PERMIT OTHER _____
 VARIANCE

Recommendation:
 Favorable
 Unfavorable

LOCATION: N side of Garden Hwy. E of D St.
at corner + W. of Gateway Blvd.
 Petition Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

Consent
#12

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓		✓	
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON considered
FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED
ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL _____
& FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

CITY PLANNING COMMISSION

~~915 4th Street~~ - SACRAMENTO, CALIFORNIA 95814
927-10th Street

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Morrison Homes, 4441 Auburn Boulevard, Suite P., Sacramento, CA 95841		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	10-8-81	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	11-12-81	EIR	ASSESSOR'S PCL. NO. 274-320-10

APPLICATION:

1. Environmental Determination
2. Subdivision Modification to waive water services to Parcels A and B
3. Subdivision Modification to create lots of substandard depth (in excess of 160 feet)
4. Tentative Map

LOCATION: North side of Garden Highway, east of Main Drainage Canal and west of I-5 freeway

PROPOSAL: The applicant proposes to divide 121+ acres as follows:

369 single family lots, one garden apartment lot, one townhouse lot, one 10+ acre park site and a canal parkway strip within the Natomas Oaks PUD

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	4-21/12 min: 11-29/22 min av
Existing Zoning of Site:	R-1(PUD), R-1A(PUD), R-2B(PUD)
Existing Land Use of Site:	2 residences and 3 outbuildings
Surrounding Land Use and Zoning:	
North:	Vacant; Agricultural (A)
South:	Open space; ARPF and County
East:	Vacant; R-1A
West:	Drainage Canal; County
Property Dimensions:	Irregular
Property Area:	121+ acres
Density of Development:	6.5 units per acre
Topography:	Flat
Street Improvements/Utilities:	To be provided
North/South Orientation:	60 percent

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the November 12, 1981 meeting, by a vote of six ayes, two absent, one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modifications.

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;

APPLC. NO. P-9578

MEETING DATE November 25, 1981

CPC ITEM NO. 12

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. Place the following note on the final map: Water service connections do not exist between the main lines and Parcels A, B, C and D. These services must be paid for and installed at the time of obtaining building permits;
5. Enter into a drainage improvement agreement with RD 1000 for dredging of the main drainage canal before filing the final map to the satisfaction of Reclamation District 1000.
6. File the necessary segregation requests and fees to segregate existing assessments;
7. 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;
8. Off-site improvements shall be provided to West El Camino (90 foot right-of-way, dedication with a minimum of 30 feet of paving) as part of the first phase of this map. Phase lines shall be indicated on the map;
9. Dedicate parkways to the City as shown on the map;
10. Install landscaping and irrigation for street planters and tree pockets. The City will maintain the street planters. The subdivider will include in the conditions covenants and restrictions applicable to the property provisions for the property owner adjacent to tree pockets to assume the responsibility for maintenance of such tree pockets upon occupancy and providing that the subdivider or declarant will maintain such tree pockets prior to occupancy of adjacent lots. A note to this effect shall be placed on the map;
11. Prepare a right-of-way to the satisfaction of the Traffic Engineer. A dedication may be required along Garden Highway. A 64-foot top levee width and side slopes are required.

BACKGROUND INFORMATION: In 1979 the Commission and City Council established Natomas Oaks as a Planned Unit Development. On April 24, 1980 the Commission approved a rezoning, tentative map and a special permit to allow single family units (P-8992).

On May 22, 1980 the City Council approved a rezoning and tentative map (P-8992), known as Natomas Oaks, on the subject site. No request to extend time limits was submitted to the Planning Department for the site. The current map is the same as approved by the Council in 1980.

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

1. The site has a 60 percent north/south orientation for single family and halfplex lots. At the time of original approval, this was acceptable; however, the standard is now 80 percent according to the zoning ordinance. In order for staff to be able to find that the design of the subdivision, to the extent feasible, provides for future passive or natural heating or cooling opportunities, staff requests that on at least 74 of the lots the units that are not north/south oriented be designed so that 50 percent of the glazing occurs on the south wall of the structure. This will allow for solar space heating. Staff encourages the applicant to build the remainder of the non-oriented units to these structural standards. A master plan of the 74 lots should be submitted to staff for review.
2. The Planning and Community Services Departments have determined that 16.041 acres are required for parkland dedication purposes. The applicant is to be credited for the 9.1 acre park site to be dedicated to the City. In-lieu fees will be charged for the remaining 6.941 acres of land subject to Parkland Dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map with the City Council.
3. To comply with the South Natomas Community Plan, staff recommends the following conditions be placed on final map approval:
 - a. At least 25 percent of the lots shall have recorded setbacks which vary from the standard 25 feet. Said setbacks shall vary between 15 and 35 feet from the road right-of-way;
 - b. Lots 261-264, 269-272, 280-284, 287, 114, 32-40 and 25-28 shall be limited to structures of one-story in height. Said lots are within 100 feet of the Natomas Main Drainage Canal Parkway. A note should be placed on the final map referencing said lots.
4. Reclamation District 1000 indicates that a satisfactory agreement has been made for dredging of the Main Drainage Canal and concurs with the request to remove Condition (e) of tentative map approval.
5. The applicant requests permission to indicate the number of phases the map is to be recorded in rather than indicating phase lines as specified by Condition (h). Staff feels this request is reasonable provided each phase is recorded subject to the approval of the City Engineering, Fire, Traffic and Planning Departments. A note shall be placed on the map indicating the number of phases to be seven with Lots A and B to be two phases.
6. The Environmental Coordinator has filed a Negative Declaration with mitigation measures. The measures address tree retention and the uncovering of bone, stone or artifacts.

7. The applicant intends to file an additional tentative map to divide the individual halfplex lots previously designated throughout the development. These lots will be subject to special permit review for halfplex development as well as the tentative map. The applicant should be aware that each individual unit will require separate sewer and water services at the time of final recordation.
8. The City Engineer has reconsidered the width of the off-site extension right-of-way and finds 54 feet to be adequate. This right-of-way must be improved with 30 feet of paving. Condition (h) should reflect this modification.
9. In order to avoid inactive sewer and water hookups, staff concurs with the request to waive these services to Parcels A, B, C and D until they are developed.
10. The site contains a substantial number of trees, including Oaks and Walnuts. Staff recommends that the trees indicated on the tentative map be retained with the exception of those shown on attached Exhibit B. To preserve the trees, staff suggests that the following be adhered to:
 - a. The stacking of construction materials and the parking of equipment and vehicles within the tree drip line be prohibited.
 - b. Grading, trenching, cutting or filling within a tree drip line is prohibited.
 - c. A copy of Native Oaks Our Valley Heritage be distributed to all initial home buyers of lots containing an Oak tree.

To save the Oak located on the proposed property line between lots 245 and 246, staff suggests the property line be readjusted five feet either north or south. To save the Oaks located on Lot 252, staff recommends that the lot be limited to a single family residential unit.

11. In addition to the north-south bike lane, the South Natomas Community Plan designates an east-west bike route through the subject property. Staff recommends that the bike route follow the street alignment indicated on Exhibit C. This route will connect the canal parkway bike path with the bike lane (collector street).
13. Regional Transit has indicated that this development will be served by two different transit routes. First, a main fixed-route would run along the north/south arterial. This route would be an extension of one of the proposed routes operating in the South Natomas area east of I-5. Generally, the route would serve the proposed shopping center/bus transfer center at I-5 and West El Camino Avenue, run through Natomas Oaks onto Garden Highway and I-5 to downtown Sacramento. This route would require at least five pairs of evenly-spaced stops, as shown on Exhibit C.

13. (contd)

In addition, shelters should be provided at three of the five pairs of stops. Second, another route will probably be a shuttle operating out of the I-5/West El Camino shopping center and running through Natomas Oaks along Garden Highway, through the area west of the canal, and through the area north of West El Camino back to the shopping center. This route may operate only during peak hours; may be combined with another shuttle east of I-5, and would probably not be initiated until the area is built out.

RECOMMENDATION: Staff recommends the following actions be taken:

1. Ratification of the Negative Declaration;
2. Approval of the Subdivision Modification to waive water service to Lots A, B, C and D;
3. Approval of the Subdivision Modification to create lots of sub-standard depth (in excess of 160 feet deep);
4. 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. Place the following note on the final map: Water service connections do not exist between the main lines and Parcels A, B, C and D. These services must be paid for and installed at the time of obtaining building permits;
- e. Prepare a right-of-way to the satisfaction of the Traffic Engineer. A dedication may be required along Garden Highway. A 64-foot top levee width and side slopes are required;
- f. File the necessary segregation requests and fees to segregate existing assessments;
- g. Pursuant to City Code, Section 30.1302 (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;
- h. Off-site improvements shall be provided to West El Camino (54 feet of right-of-way dedication with a minimum of 30 feet of paving) as part of the first phase. The number of phases the map is to be recorded in shall be noted on the final map;
- i. Dedicate parkways to the City as shown on the map;

- j. Install landscaping and irrigation for street planters and tree pockets. The City will maintain the street planters. The subdivider will include in the conditions covenants and restrictions applicable to the property provisions for the property owners adjacent to tree pockets to assume the responsibility for maintenance of such tree pockets upon occupancy and providing that the subdivider or declarant will maintain such tree pockets prior to occupancy of adjacent lots. A note to this effect shall be placed on the map;
- k. At least 25 percent of the detached single family and halfplex lots shall have recorded front yard setbacks varying from the standard 25-foot setback and between 15 and 35 feet from the street right-of-way. A master plan indicating these setbacks shall be submitted to staff for review and approval prior to recordation of the final map;
- l. Lots 261-264, 269-272, 280-284, 287, 114, 32-40 and 25-28 shall be limited in height to one-story structures;
- m. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes;
- n. The applicant shall not grade, trench, cut or fill within a tree's dripline;
- o. The stacking of construction materials, parking of equipment and vehicles within the tree's dripline shall be prohibited;
- p. The applicant shall designate on the final map 74 lots which are not north/south oriented. A note shall be placed on the final map indicating that structures on these lots must be designed so that predominant glazing occurs on the south wall. Building plans for these designated lots must be reviewed and approved by the Planning Department Energy Planner prior to issuance of permits;
- q. The applicant shall place the following note on the final map: Lot 252 is restricted to a single family residence;
- r. The applicant shall enter into an agreement with the Natomas Union School District to assure adequate school facilities prior to the filing of the final map;
- s. The applicant shall retain the Heritage Oak trees shown on the tentative map with the exception of those indicated on Exhibit B;
- t. The side yard property line between Lots 245 and 246 shall be adjusted five feet north or south;
- u. The applicant shall provide five pairs of bus stops, three pairs of which are to include bus shelters, as indicated on Exhibit D;
- v. The applicant shall remove any existing structures if they fall over proposed lot lines prior to filing the final map;

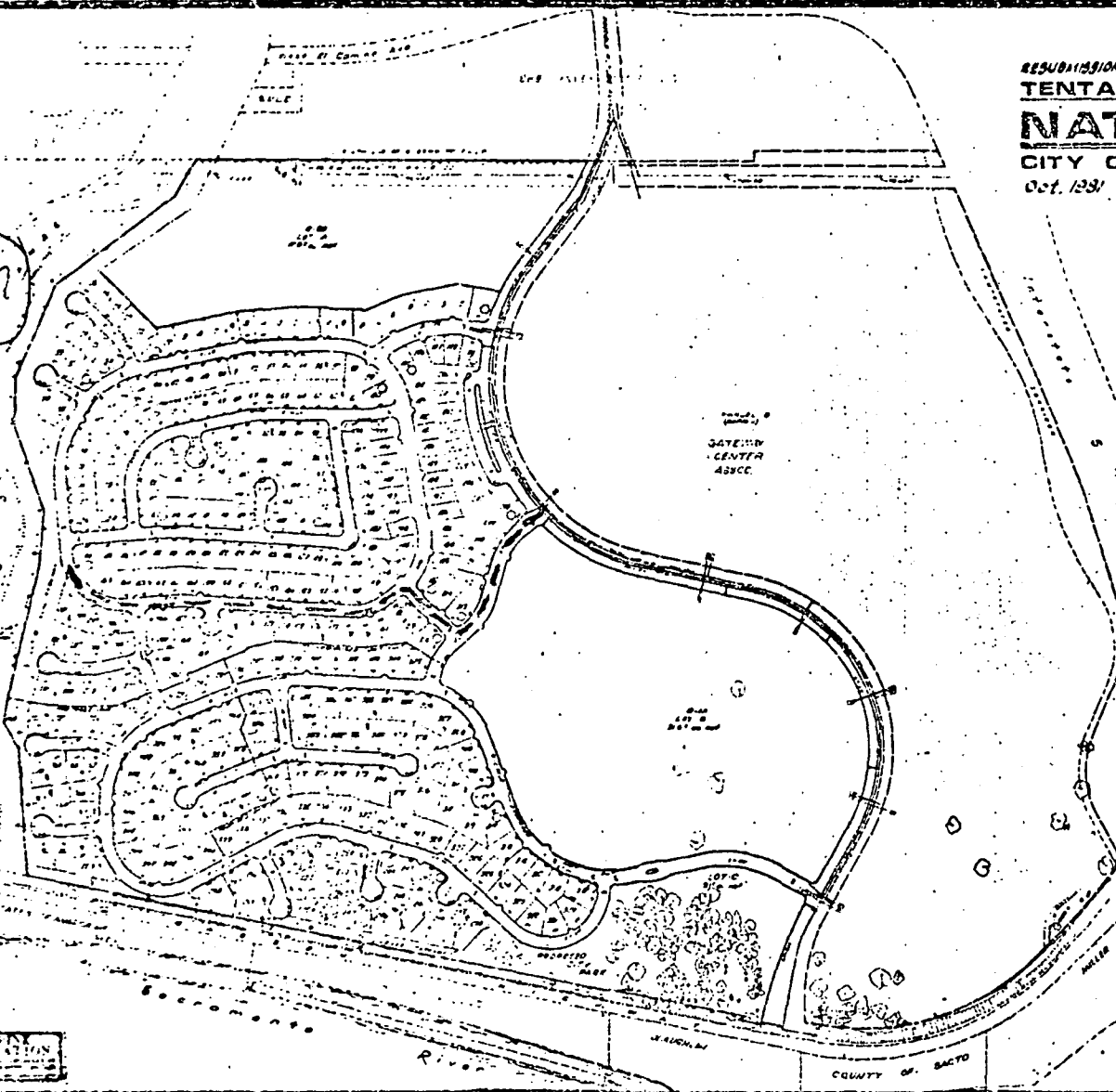
- w. The landscaping and irrigation plans for the tree pockets and street planters are subject to the review and approval of the Directors of Planning and Community Services prior to the filing of the final map;
- x. Access shall not be allowed from the 90-foot collector street along the slope easement area of the levee parkway adjacent to the Garden Highway;
- y. The applicant shall provide a bike lane along the 90-foot wide collector street (north-south) and a bike route as indicated on Exhibit C.
- z. (CPC added) Applicant shall dedicate 9.1 acres as a park site as indicated by Parcel C on the tentative map.

0-9578

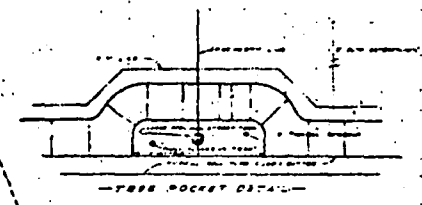
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11-25-81

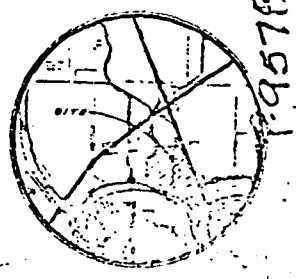
No. 12



RESUBMISSION OF
TENTATIVE MAP OF
NATOMAS OAKS Unit 2 et seq.
 CITY OF SACRAMENTO, CALIFORNIA
 Oct. 1981 SCALE - 1:100



RECORD CHARTER & MAPS/PLANS	1981
EXISTING ZONING	1-10
PROPOSED ZONING	1-10
PROPOSED USE	1-10
PROPOSED LOT	1-10
PROPOSED BUILDING SETBACK	1-10
ENVIRONMENTAL CONSIDERATIONS	1-10
ASSESSOR'S PARCEL NO.	1-10
EXISTING TRAIL	1-10



11/25/81

0-9578

EXHIBIT C - BIKEROUTE

P-9578

EXHIBIT A 11-25-81

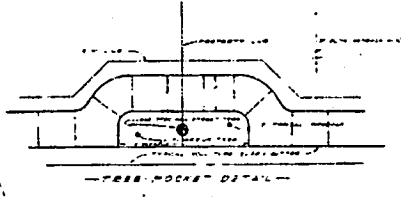
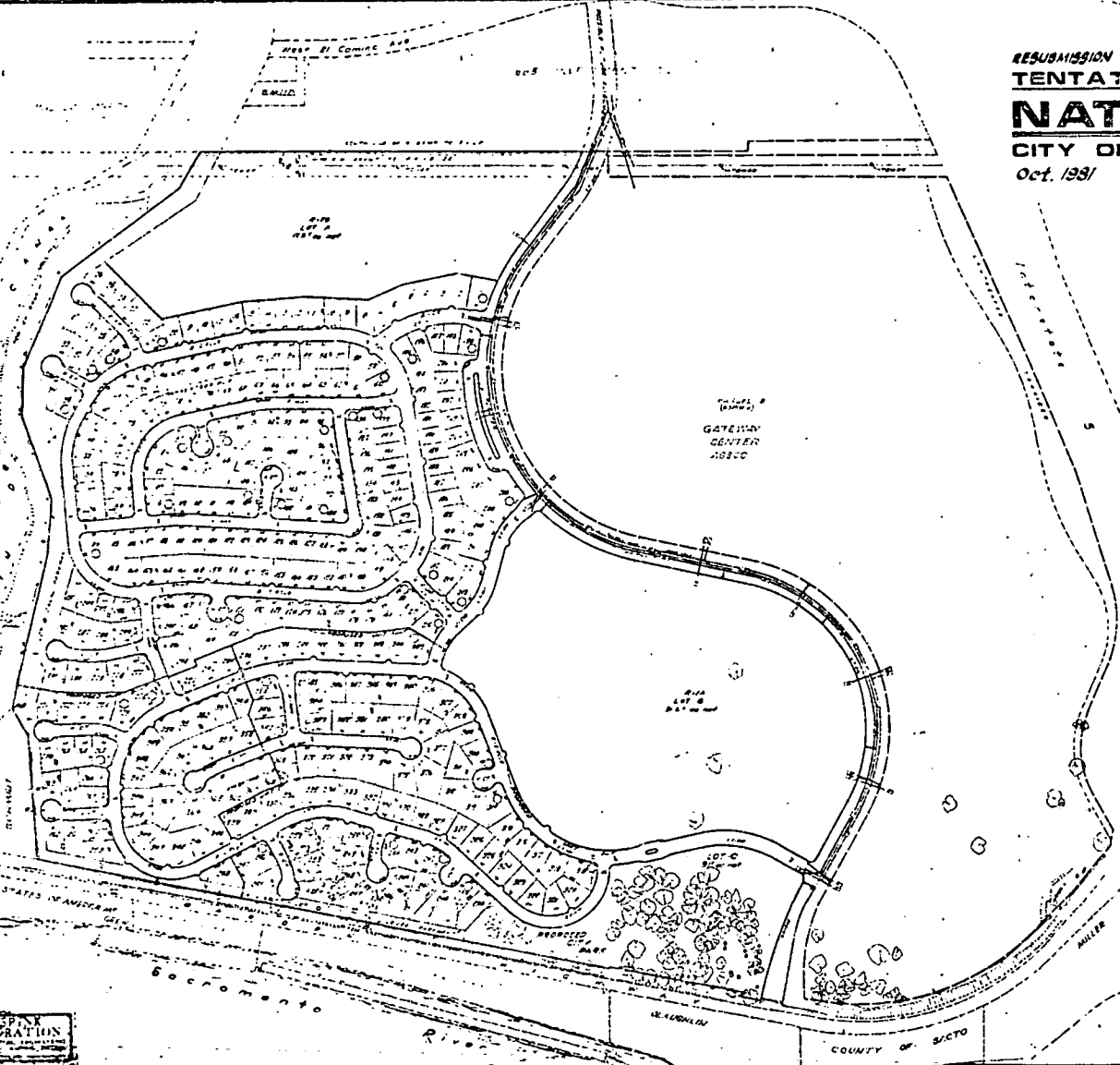
9

No. 12

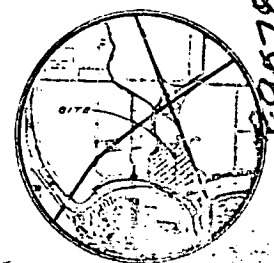
THE CORPORATION

RESUBMISSION OF
TENTATIVE MAP OF
NATOMAS OAKS Unit 2 et seq.
 CITY OF SACRAMENTO, CALIFORNIA
 Oct. 1981

SCALE - 1:100



SECTORS COVERED & EXCLUDED	
Sector 1300	
4411 Kamin Parkway, Suite P Sacramento, CA 95811	
EXISTING ZONING:	
R-1	
R-2	
R-1A	
PROPOSED ZONING:	
R-1A	
R-2	
R-1A	
EXISTING USE:	
Vacant	
PROPOSED USE:	
1) 2-1/2 to 4-1/2 Zoned Single Family Lot	
2) 16 to 16-1/2 Zoned Half Plot Lot (Lot 200 min. 300')	
3) 1-1/2 to 2-1/2 Zoned Single Family Lot	
4) 1-1/2 to 2-1/2 Zoned Single Family Lot	
5) 1-1/2 to 2-1/2 Zoned Single Family Lot	
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100) 1-1/2 to 2-1/2 Zoned Single Family Lot	



11/25/81 9578

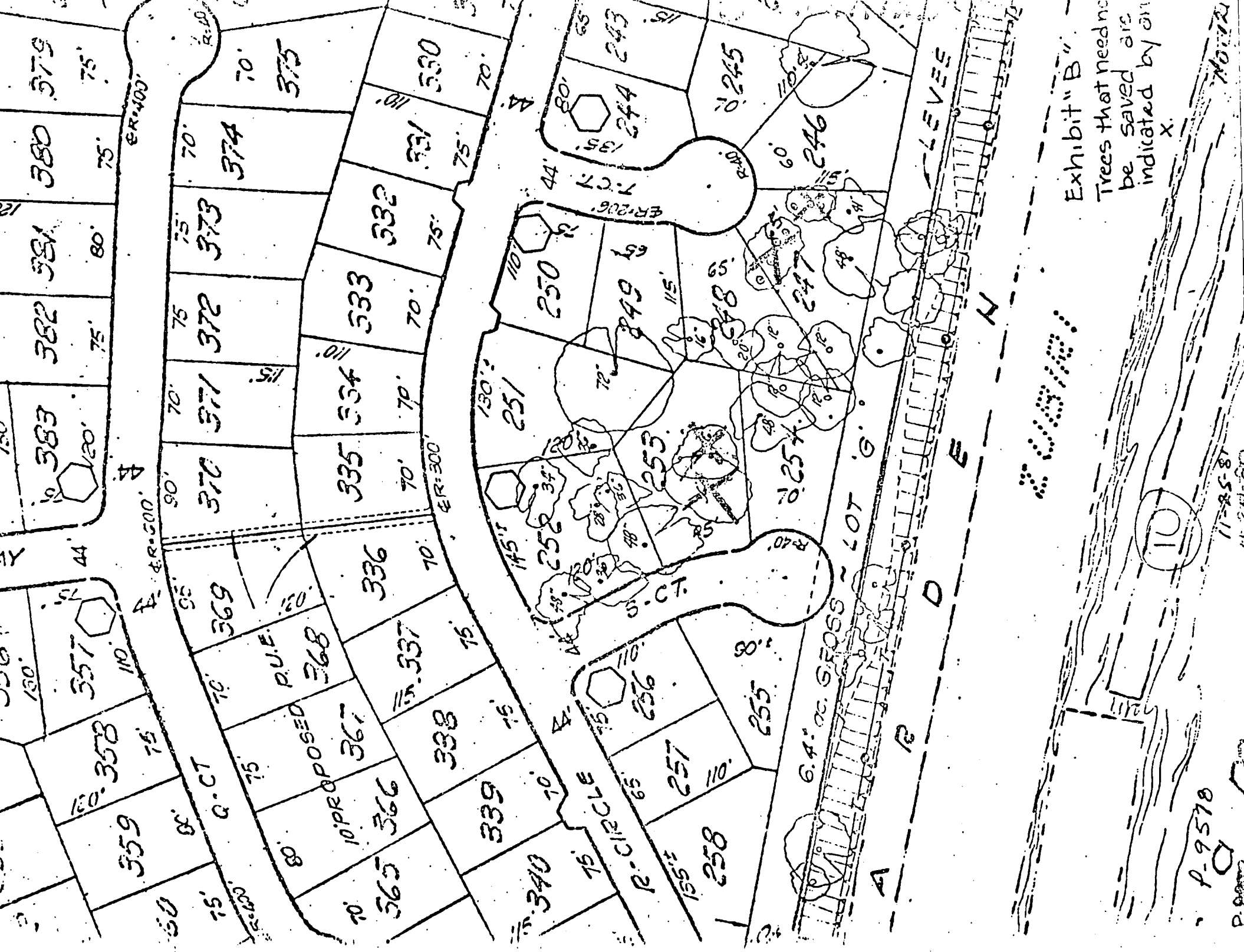


Exhibit "B"
 Trees that need no
 be saved are
 indicated by an
 X.

P-9578

10

11-25-87

NO. 12