



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95614
TELEPHONE (916) 448-5604

CITY MANAGER'S OFFICE
RECEIVED
AUG 17 1983

MARTY VAN DUYN
PLANNING DIRECTOR

August 16, 1983

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

AUG 23 1983

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT: 1. Environmental Determination (Exempt 15115);
2. Subdivision Modification to waive sewer and water service connections;
3. Tentative Map (P83-233)(APN: 225-230-65; 274-042-07,11,14,16,17,19)

LOCATION: SE quadrant West El Camino and I-5

SUMMARY

The applicant is requesting the necessary entitlements to subdivide 30+ vacant acres into two parcels. The purpose of the division is to allow the future development of an office building on parcel 5. The site is located in the Office Building, Planned Unit Development (OB-PUD) zone. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent variance, rezoning or plan amendment request can be reviewed by staff and transmitted directly to the City Council, thus eliminating review by the Planning Commission.

Surrounding land uses and zoning are as follows:

- North: Multi-family residential; R-2BR(PUD)
- South: Vacant; and OB(PUD)
- East: Vacant; R-2A-R, R-2B-R
- West: Freeway I-5; and TC

The subject site is a 30+ acre portion of Natomas Corporate Center approved by the City Council on May 10, 1983 (P83-097). The subject site is located in the northwest quadrant of the office park adjacent to I-5.

The request for a subdivision modification to waive sewer and water service connections is supported by staff because it is difficult to determine the proper size of service lines until specific plans are submitted. The service connections will be required upon issuance of building permits.

Staff has no objection to the proposed parcelization because it conforms to the Schematic Plan that was approved for Natomas Corporate Center.

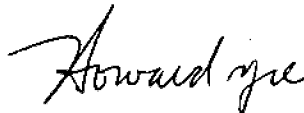
The project is exempt from environmental review pursuant to State EIR guidelines (CEQA Sec. 15115).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommends approval of the project by:

Adopting the attached resolution adopting findings of fact and approving the tentative map and subdivision modification subject to conditions.

Respectfully submitted,



for: Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MVD:SD:cp
Attachment
P83-233

August 23, 1983
District No. 1

RESOLUTION NO. 83-657

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

AUG 23 1983

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
NATOMAS CORPORATE CENTER

(P-83-233)(APN: 225-230-65; 274-042-07,11,14,16,17,19)

WHEREAS, the City Council, on August 23, 1983, held a public hearing on the request for approval of a tentative map for Natomas Corporate Center located at SE quadrant of West El Camino and I-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 15115 ;

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 South Natomas Community Plan designate the subject site for _____ 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 waive sewer and water service connections :
 - a. there are such special circumstances or conditions affecting the property 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 difficult to determine the size of lines until specific plans are submitted .

 - 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 service connections are only being deferred until building permits are obtained .

 - 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 the granting of the modification 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 in that the site is designated for residential uses .

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. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

 - b. Natomas Corporate Center Map (P83-097) must be filed and construction begun or bond for standard improvements along Natomas Park Drive and West El Camino Avenue, including traffic signal at West El Camino Avenue and Natomas Park Drive.

 - c. Satisfy conditions of development agreement for South Natomas area.

- d. Check with the City Arborist prior to removing any trees on the site.
- e. Place the following note on the final map: The signal at Natomas Park Drive and West El Camino Avenue shall be operational prior to the issuance of building permits of any building office space with the Natomas Corporate Center Complex (P83-097) that exceeds 200,000' square feet.

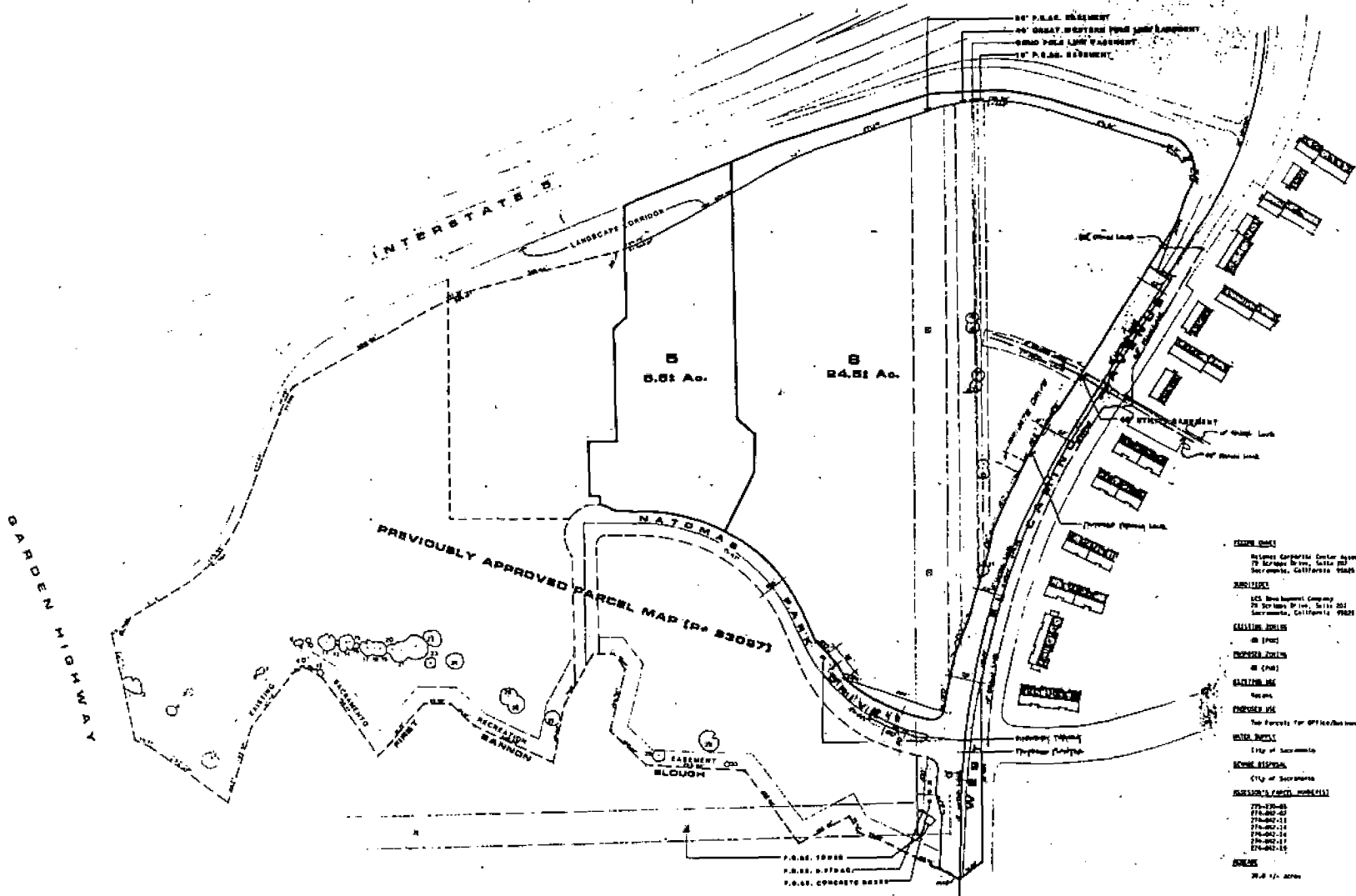
MAYOR

ATTEST:

CITY CLERK

P83-233

083233



30' P.A.S. ALIGNMENT
 40' GRASS STRIP AND FURF AND LANDSCAPE
 4000' P.O.S. AND TRASSPORT
 10' P.A.S. ALIGNMENT

5
6.01 Ac.

6
24.51 Ac.

PREVIOUSLY APPROVED PARCEL MAP (PM 83087)

GARDEN HIGHWAY

CLIENT
 Natomas Corporate Center Association
 75 Solano Street, Suite 201
 Sacramento, California 95811

DESIGNER
 KOS Development Company
 25 Solano Street, Suite 201
 Sacramento, California 95811

SCALE
 1" = 100'

LEGEND
 1" = 100'

NOTES
 The Parcels for Office/Residential Use

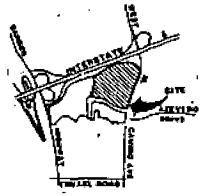
DATE
 City of Sacramento

PROJECT
 City of Sacramento

REVISIONS
 77-129-05
 77-129-06
 77-129-07
 77-129-08
 77-129-09
 77-129-10

SCALE
 1/8" = 100'

VICINITY MAP



EXISTING TREE LEGEND

1. 25" Calm-leaf	11. 18" C. Oak
2. 20" Calm-leaf	12. 12" C. Oak
3. 15" Calm-leaf	13. 8" C. Oak
4. 10" Calm-leaf	14. 6" C. Oak
5. 8" Calm-leaf	15. 4" C. Oak
6. 6" Calm-leaf	16. 3" C. Oak
7. 4" Calm-leaf	17. 2" C. Oak
8. 3" Calm-leaf	18. 1" C. Oak
9. 2" Calm-leaf	19. 1/2" C. Oak
10. 1" Calm-leaf	20. 1/4" C. Oak
21. 12" C. Oak	22. 8" C. Oak
23. 10" C. Oak	24. 6" C. Oak
25. 8" C. Oak	26. 4" C. Oak
27. 6" C. Oak	28. 3" C. Oak
29. 4" C. Oak	30. 2" C. Oak
31. 3" C. Oak	32. 1" C. Oak
33. 2" C. Oak	34. 1/2" C. Oak
35. 1" C. Oak	35. 1/4" C. Oak

TENTATIVE PARCEL MAP OF PARCEL 4

a professionally planned business community by **KOS** development co. city of sacramento, california

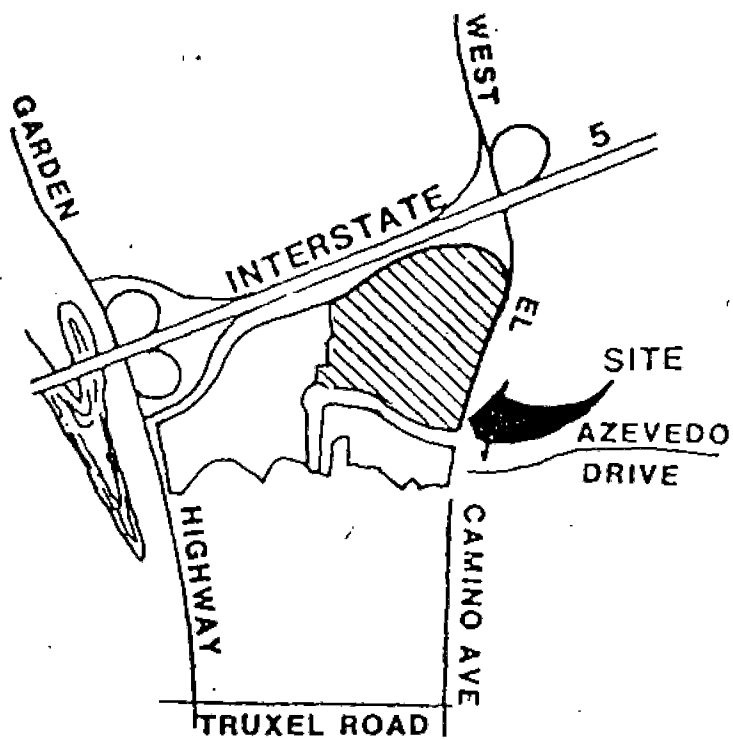
natomas corporate center



JULY 83

714

VICINITY MAP



August 24, 1983

Natomas Corporate Center
79 Scripps Drive, Suite 207
Sacramento, CA 95825

Dear Gentlemen:

On August 23, 1983, the Sacramento City Council took the following action(s) for property located SW of quadrant I-5 and West El Camino:

Adopted Resolution No. 83-657 adopting findings of Fact and approving a Tentative Map for Natomas Corporate Center.

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Lorraine Magana
City Clerk

LM/km/26
Enclosure

cc: Planning Department
The Spink Corporation
P. O. Box 2522, 95811