



# CITY OF SACRAMENTO

APPROVED  
BY THE CITY COUNCIL

21

JUN 16 1987

OFFICE OF THE  
CITY CLERK

DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" Street Sacramento, Ca. 95814

June 9, 1987

CITY MANAGER'S OFFICE

RECEIVED

JUN 10 1987

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)  
2. Tentative Map (P87-224, FT, APN: 274-320-41,42,43)

Location: North side of Venture Oaks Drive, 250+ feet east of Gateway Oaks Drive

## SUMMARY

This is a request to subdivide 19+ vacant acres located in the Office Building Planned Unit Development (OB-PUD) into three parcels. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to the attached conditions.

## BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North: Vacant; SC-PUD  
South: Vacant; OB-PUD and MRD-PUD  
East: Vacant, freeway; OB-PUD  
West: Office; OB-PUD and MRD-PUD

The subject site is a vacant 18+ acre parcel located in the Gateway Center PUD. The applicant indicates that the adjoining owner to the south wishes to purchase four acres of the subject site (Parcel C) for future development. There are no users for parcels A and B at the present time. They are large enough for future development.

## ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR guidelines (CEQA, Section 15315).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee recommends:

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMEND APPROVAL

  
WALTER J. SLIPE, CITY MANAGER

MVD:AG:tc  
attachments

June 16, 1987  
District No. 1

P87-224

# RESOLUTION No. 87-463

Adopted by The Sacramento City Council on date of

APPROVED  
BY THE CITY COUNCIL

JUN 16 1987

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH SIDE OF VENTURE OAKS DRIVE, 250± FEET EAST OF GATEWAY OAKS DRIVE (P87-224) (APN: 274-320-41,42,43)

WHEREAS, the City Council on June 16, 1987, held a public hearing on the request for approval of a tentative map for property located on the north side of Venture Oaks Drive, 250± feet east of Gateway Oaks Drive;

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 15315;

WHEREAS, the Parcel Map Advisory Agency 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, subsection (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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Office/Office Parks in the 1986 South Natomas Community Plan and the proposed map conforms to the plan designation.

- 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 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - a. Place the following note on the final map: Water, drainage and sewer service connections must be paid for and installed at the time of obtaining building permits.
  - b. Pay off existing assessments, if any, or file the necessary segregation requests and fees to segregate existing assessments.
  - c. Meet all County Sanitation District requirements.
  - d. Obtain approval of RD1000 and pay necessary fees.
  - e. Comply with all conditions of existing Development Agreement.
  - f. Abandon any well on-site under permit to the satisfaction of the City/County Health Department.

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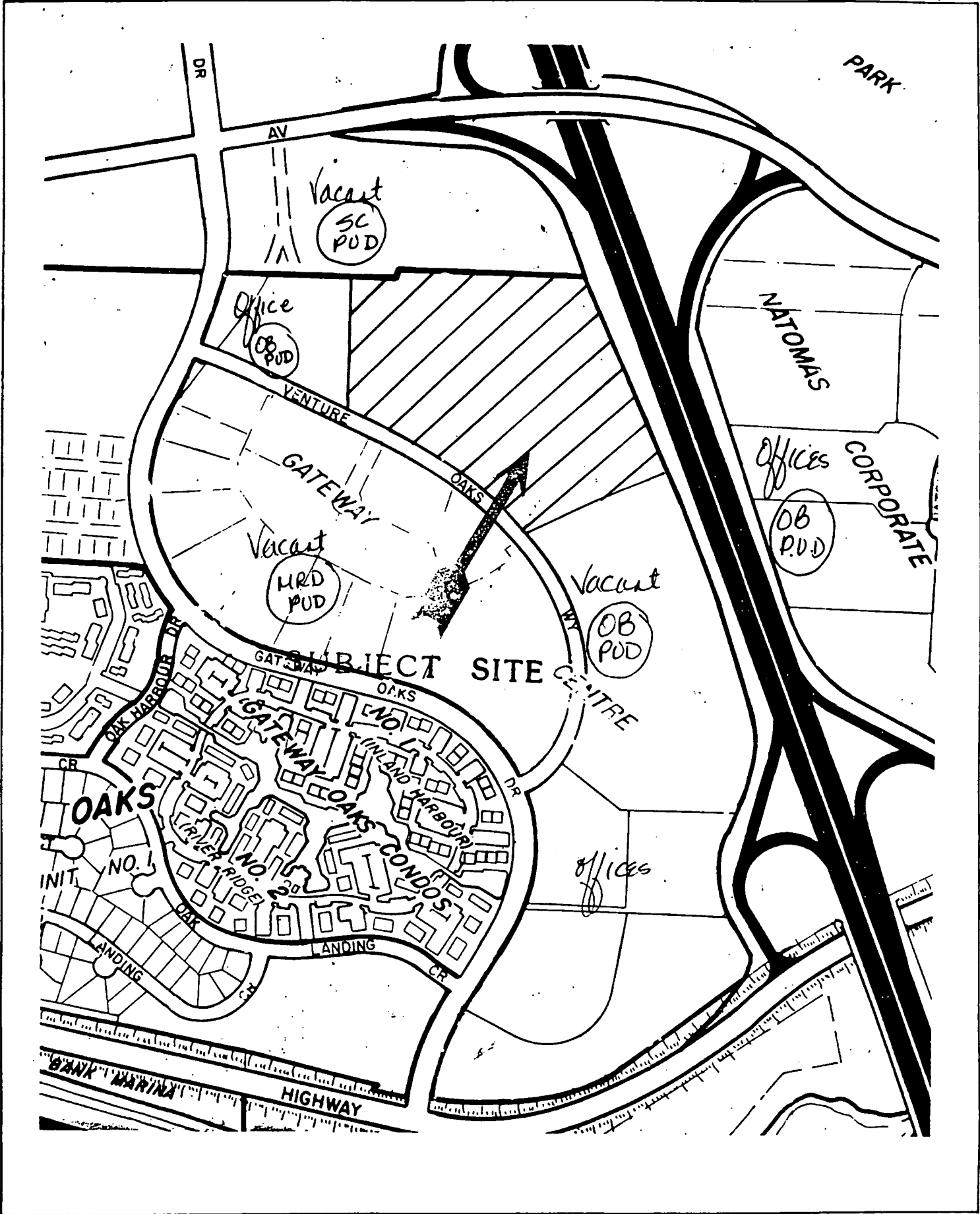
MAYOR

ATTEST:

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CITY CLERK

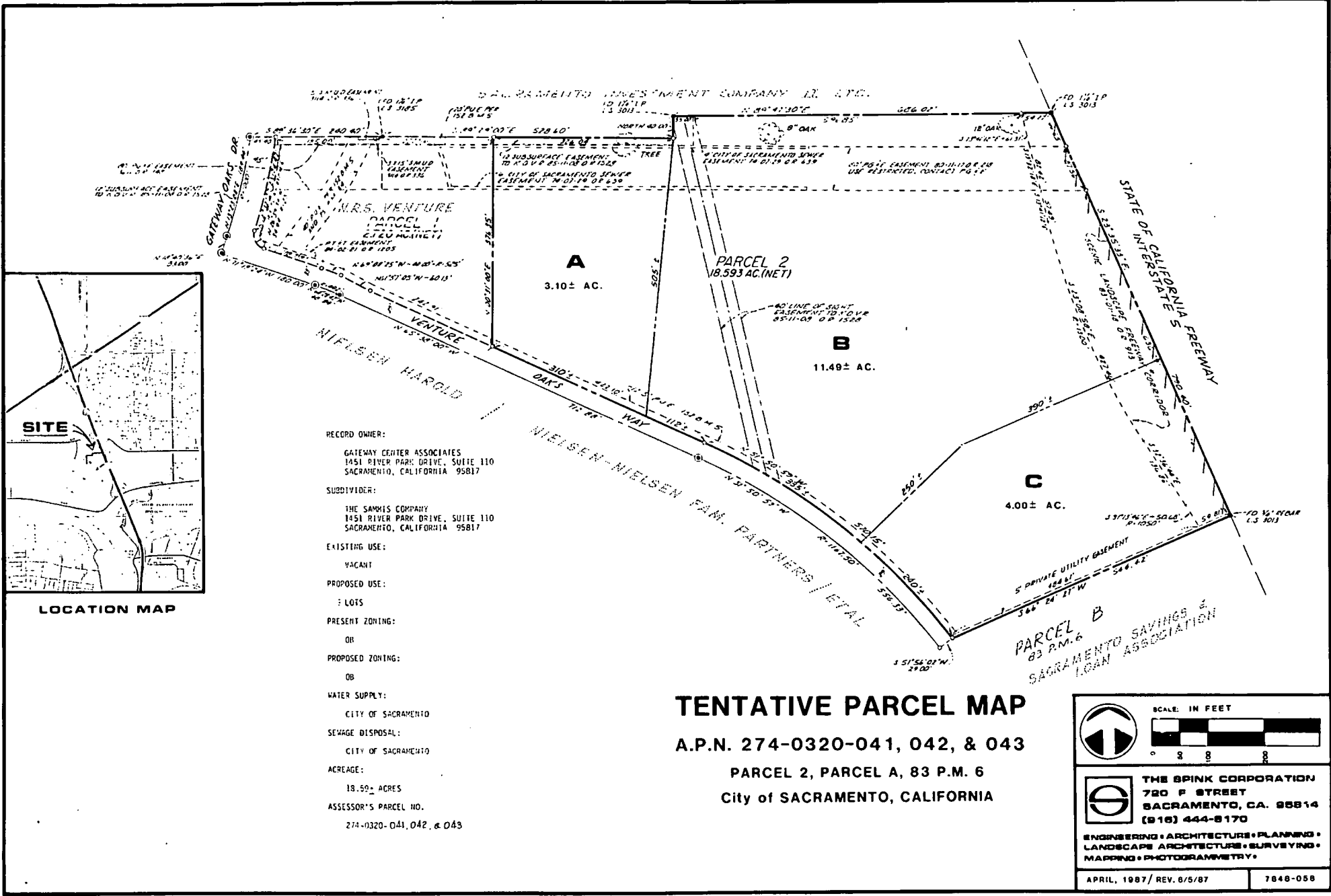
P87-224



VICINITY - LAND USE - ZONING

12

6



June 19, 1987

Gateway Center Associates  
1451 River Park Drive, Ste. 110  
Sacramento CA 95815

Dear Sirs:

On June 16, 1987, the Sacramento City Council took the following action(s) for property located on the north side of Venture Oaks Way, approximately 250± feet east of Gateway Oaks Drive:

Adopted Res. 87-463 adopting Findings of Fact and approving a Tentative Map to subdivide 18.59± vacant acres into three lots in the OB-PUD zone. (P-87224)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/lmh/#21

Enclosure

cc: Planning Department  
Spink Corp., P.O. Box 2511, Sacramento, CA, 95811

CITY OF SACRAMENTO  
NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that the following hearing will be held on date of \_\_\_\_\_ at the hour of 7:30 p.m. in the Council Chamber of City Hall, 915 I Street, Sacramento, CA:

P87-224 Tentative Parcel Map to subdivide 18.59+ vacant acres into three lots in the OB-PUD zone located on the north side of Venture Oaks Way, approximately 250+ feet east of Gateway Oaks Drive. APN: 274-320-41,42,43 (D1) FT

*Sylwia*  
*CLERK*  
*OFFICE*

SACRAMENTO CITY COUNCIL

BY: LORRAINE MAGANA  
CITY CLERK

AD NO. \_\_\_\_\_  
RUN 1 TI: \_\_\_\_\_  
2 PUBLISHED PROOFS