



# CITY OF SACRAMENTO



## CITY PLANNING DEPARTMENT

927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

May 31, 1985

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
- A. Certification of the Environmental Impact Report
  - B. Amendment of the 1974 General Plan from Residential to Industrial (37+ acres) and Commercial and Offices (7+ acres)
  - C. Amendment of the 1978 South Natomas Community Plan from Residential 4-21 du/ac (min. av. 12) to Heavy Commercial-Industrial (37+ acres) and Highway Commercial (7+ acres)
  - D. Designation and Adoption of a Schematic Plan to be known as Capitol 80 Properties
  - E. Rezone 46+ acres from Agriculture (A) to Manufacturing, Research and Development (MRD-PUD) (37+ acres) and Highway Commercial (HC-PUD) (7+ acres) (P83-394)

LOCATION: West side of Northgate Boulevard, south of I-80.

### SUMMARY

On May 2, 1985, the Planning Commission voted to recommend certification of the Final Environmental Impact Report for the South Natomas Community Plan Update and Related Projects and to recommend denial of the requested entitlements.

### BACKGROUND INFORMATION

After receiving comments and testimony on the Environmental Impact Report, the Plan and the project, the Commission concurred with the Draft Plan that the site be designated for medium density residential and that no manufacturing, research and development or additional highway commercial zoning be granted on the subject site.

The staff report to the Planning Commission is attached for the Council's information.

### VOTE OF THE COMMISSION

By a vote of 7 ayes, 1 absent and 1 abstention, the Commission recommended denial of the project.

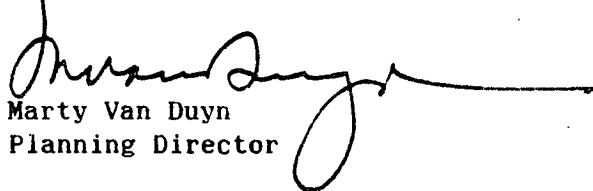
### RECOMMENDATION

The Planning Commission recommends that the Council:

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1. Certify the EIR.
2. Deny the request to amend the 1974 General Plan from Residential to Industrial (37+ acres) and Commercial and Offices (7+ acres).
3. Deny the request to amend the 1978 South Natomas Community Plan from Residential 4-21 du/ac (min. av. 12) to Heavy Commercial Industrial (37+ acres) and Highway Commercial (7+ acres).
4. Deny the request to designate and adopt the Capitol/80 Properties PUD.
5. Deny the request to rezone to MRD and Highway Commercial.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:DP:lr  
Attachments  
P83-394

June 10, 1985  
District 1



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**CITY OF SACRAMENTO**  
927 10TH STREET - SACRAMENTO, CA 95814

Project: Capitol 80 Properties (P83-394)  
Owner: Robert C. Cook  
918 Second Street, Sacramento, CA 95814  
Applicant: Morton & Pitalo Inc.  
1430 Alhambra Boulevard, Suite 200, Sacramento, CA 95816  
Assessor's Parcel: APN: 250-010-19, 38, 59 Report By: DP:lr

APPLICATION:

- A. Certification of the Environmental Impact Report
- B. Amendment of the 1974 General Plan from Residential to Industrial (37± ac) and Commercial and Offices (7± ac)
- C. Amendment of the 1978 South Natomas Community Plan from Residential 4-21 du/ac (min. av. 12) to Heavy Commercial-Industrial (37± ac) and Highway Commercial (7± ac)
- D. Designation and Adoption of a Schematic Plan to be known as Capitol 80 Properties
- E. Rezone 46± ac. from Agriculture (A) to Manufacturing, Research and Development (MRD-PUD) (37± ac.) and Highway Commercial (HC-PUD) (7± ac.)

LCOATION: West side of Northgate Boulevard, South of I-80.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 550,000 square feet of manufacturing, research and development uses, including up to 50 percent as primary office users, and 330,000 square feet of highway commercial (Attachment A).

PROJECT INFORMATION:

1974 General Plan Designation:	Residential and Commercial and Offices
1978 South Natomas Community Plan Designation:	Residential 4-21 du/ac (min. av. 12) and Highway Commercial
Draft South Natomas Community Plan Designation:	Low and Medium Density Residential and Highway Commercial
Existing Zoning:	Agriculture (A)
Existing Land Use:	Vacant
Adjacent Land Uses:	
North:	1-80, Vacant; (R-1A)
South:	Residential; (R-1 PUD)
East:	Service Station, Fast Food Restaurant; (HC-R)
West:	Vacant; (R-1A)
Property Area:	60± acres
Proposed Building Square Footages:	Not defined
Significant Features of the Site:	Proximity to residential

MARKET STUDY FINDINGS: As part of the cumulative assessment of the thirteen projects, Keyser Marston conducted an analysis of the market absorption rate for the proposed office (3,607,780 square feet), MRD (1,807,350 square feet), and residential (2,056 dwelling units), land uses within the context of the 1978 South Natomas Community Plan (SNCP) over a 20-year period.

- o Residential. The study concluded that all the planned dwelling units could be absorbed within 9 years.
- o Commercial. The analysis concluded that more than twice as much commercial square footage is proposed and existing than could be absorbed over 20 years.
- o Office. The study concluded that South Natomas is considered a highly competitive location for office development within the City. The finding is predicated upon the following:
  - The high demand for high amenity suburban office space in the Sacramento area.
  - The ability of South Natomas to accommodate a substantial amount of new housing, particularly multi-family units.
  - The proximity to the sites to the freeway thereby providing freeway visibility.
  - The close proximity of South Natomas to the downtown and Metro Airport.

Although, as the EIR points out, 1) there is considerable vacant land suitable for office development throughout the region, 2) South Natomas may initially experience a modest absorption rate due to the lack of office identity and high vacancy rates, and 3) the projected land and lease costs are at the upper end of the scale, the market analysis concludes that 5.5 million square feet of office space could be absorbed in South Natomas within 20 years. This is less than the already approved and currently proposed 8+ million square feet.

- o MRD. The analysis concluded that South Natomas offered competitive advantages to other sites for high technology users because of access to major freeways and the ability of the plan area to accommodate a substantial amount of new housing. Although, as the EIR points out, 1) because the land and lease prices in South Natomas are expected to be in the upper range of regional prices it is likely that high tech manufacturing, assembly or distribution uses would not locate in the plan area and 2) the Sacramento region is expected to attract assembly MRD uses rather than administration uses, the market analysis concludes that 1.75+ million square feet of MRD uses could be absorbed in South Natomas within 7 years.

EIR FINDINGS: An EIR (South Natomas Community Plan Update and Related Projects SCH #84010904) was prepared on Capitol 80 Properties. The EIR concludes that the project will have significant non-mitigable impacts in terms of conversion of farmland, inconsistency with the existing and proposed community plans and contribution to unacceptable levels of traffic service at five intersections. Attachment B summarizes the findings.

Traffic and Circulation:

- o The project will contribute to less than acceptable levels of service at six intersections.
- o The proposed project would generate 330 percent more trips in the a.m. and 74 percent more trips in the p.m. peak hours than under the Draft SNCP.
- o The project may increase demand for bus/shuttle service during peak hours. The EIR identifies the following mitigation measures: transit subsidies, designing the project to facilitate pedestrian access to transit service, and providing bus shelters, turnouts and/or transit centers where necessary.

Water: City costs to provide water to the site will cost between \$256,000 and \$402,000. The EIR recommends that the City consider the possibility of charging connection fees that reflect the true cost that the system incurs and that standard on-site water conservation measures be implemented.

Sewer and Solid Waste Mangement: Because toxic substance may be generated by MRD users, the EIR recommends that the Developer coordinate with the County Regional Sanitation District to ensure that toxic chemicals are not discharged into the sewage system and that the developer prepare a site-specific hazardous waste management plan prior to the building occupancy by an MRD user.

Fire and Police:

- o The proposed multi-story office buildings require a ladder truck and the MRD users may require a HAZMAT unit. This equipment is currently not provided to serve South Natomas. The EIR recommends requiring developer funding to cover the costs of the specialized fire needs.
- o If high technology uses occupy the development, the Police Department foresees the need to train staff personnel in industrial crime to assist in combating the employee theft and industrial espionage associated with MRD uses. The EIR recommends developer funding of the training program.

Air Quality: The project would result in an increase in the regional smog problem. The EIR recommends that the development be subject to measures identified in the 1982 Regional Air Quality Plan including transportation

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systems management measures and that any air quality concerns related to toxic chemicals from MRD users be incorporated into a hazardous waste management plan.

Parks: The project is contiguous to the Northgate Parkway Corridor. Development of the site should be compatible with the open space/park use.

STAFF EVALUATION:

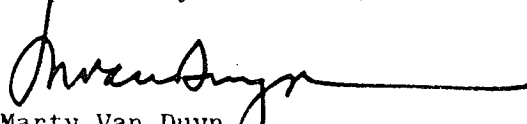
Land Use:

- o The Draft SNCP proposes medium density residential (7-15 du/ac), 14 average maximum) for 44+ acres of the project site (Attachment C). The project would displace approximately 616 dwelling units.
- o The Draft SNCP proposes retaining the residential character of the east side of I-5 and designates MRD uses east of Northgate Boulevard where they will not impact adjacent existing and proposed residential development.
- o The Draft SNCP acknowledges the existing Highway Commercial acreage (16+ ac) plus the developed and developing HC acreage on the east side of Northgate Boulevard as sufficient to accommodate the hotel/motel, service station and restaurant needs of the traveling public and of business generated by the office and MRD uses.

STAFF RECOMMENDATION: Staff recommends that the Commission recommend that the City Council:

1. Certify the EIR
2. Deny the following requests to:
  - A. Amend the 1974 General Plan from Residential to Industrial.
  - B. Amend the 1978 South Natomas Community Plan from Residential 4-21 du/ac (min. av. 12) to Heavy Commercial/Industrial.
  - C. Designate the Capitol 80 Properties as a PUD.
  - D. Rezone 37+ acres to Manufacturing, Research and Development (MRD PUD) and 4+ acres to Highway Commercial (HC PUD).

Respectfully submitted,

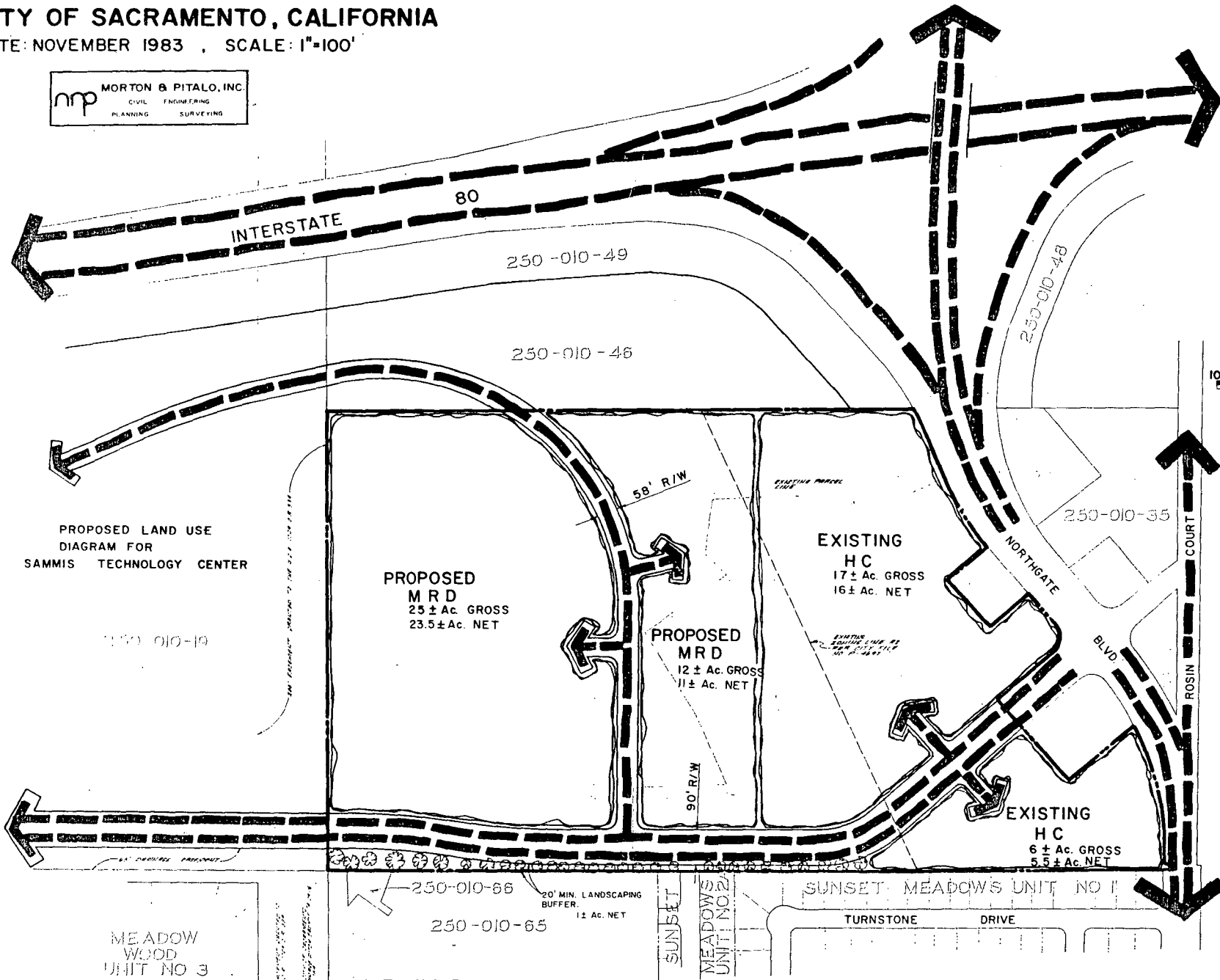
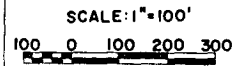
  
Marty Van Duyn  
Planning Director

MVD:DP:lr  
Attachments

**LAND USE DIAGRAM  
CAPITOL / 80 PROPERTIES**  
CITY OF SACRAMENTO, CALIFORNIA  
DATE: NOVEMBER 1983 , SCALE: 1"=100'

Attachment A

P83-394



- LEGEND**
- MAJOR AUTO CIRCULATION
  - MINOR AUTO CIRCULATION

February 21, 1985  
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Item No. 7

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Summary of Environmental Impacts and Mitigation Measures  
for Capitol/80 Properties

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<p>A. <u>SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></p>		
<u>Land Use</u>		
Proposed Uses	Conversion of 61 acres of prime agricultural land to MRD, MRD-Office, and Commercial Uses.	None available.
Conflicts with Adjacent Properties	Potential conflict with existing residential developments and nearby agricultural operations.	None available.
Consistency with Land Use Policies	Western 49 acres is inconsistent with 1978 SNCP residential land use designation, as well as with 1978 SNCP policies on regional development.	None available.
	MRD portion of the project site is inconsistent with the Draft 1984 SNCP land use designation for the site and policies regarding additional MRD development.	None available.
<u>Transportation</u>		
	The project would increase traffic and contribute to unacceptable levels of service (incapable of feasible mitigation) at the following intersections:	
	E. Gateway Oaks Drive/W. El Camino Avenue	None available.
	W. El Camino Avenue/NB I-5 off-ramp	None available.
	W. El Camino Avenue/Northgate Boulevard	None available.
	Garden Highway/Truxel Road	None available.
	Garden Highway/Northgate Boulevard	None available.
<u>Geology and Soils</u>	Loss of 85 acres of prime agricultural land.	None available.
<p>B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u></p>		
<u>Land Use</u>		
	Potential conflicts with planned residential uses. Schematic shows a collector route through planned residential to the northwest.	Restrict site access to Northgate Boulevard and the roadway along the southern border of the site.
Conflicts with Adjacent Properties	Potential conflicts with open space corridor to the west.	Provide landscape buffering along the western border of the site.
<u>Housing</u>		
	Displacement of 897 units planned for the site by the 1978 SNCP.	Provide an equivalent number of dwelling units elsewhere in the City or County.
<u>Population</u>		
	Displacement of planned on-site residential population of 1,614 persons.	Provide housing elsewhere in the City or County.
<u>Sewer</u>		
	MFD uses may generate toxic chemicals which could be discharged into the sewer system.	Coordinate with Regional Sanitation District regarding toxic chemicals discharge.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<p>B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u> - Continued</p>		
<p><u>Public Facilities and Services - Continued</u></p>		
Solid Waste	MRD uses may generate hazardous materials requiring disposal in a Class I landfill.	Prepare and implement a site-specific Hazardous Waste Management Plan.
Police	Increased demand for police protection.	Clearly identify building numbers and provide lighting in parking areas. Implement industrial crime training program. Provide additional staffing.
Fire	Increased potential for a major fire which could threaten adjacent uses due to storage of hazardous chemicals.	Implement Hazardous Materials Management Plan and a contingency plan to provide for safety of adjacent uses.
	Multistory buildings would require a ladder truck. MRD uses would require a HAZMAT unit.	Require developer funding of specialized equipment.
Parks	Potential conflict with upper Northgate Parkway corridor.	Buffering, setbacks, and design review.
	Increased employee demand for parks.	Provide recreation facilities for employees. Provide park financing by nonresidential users.
<p><u>Transportation</u></p>		
Transit	The following intersection would experience unacceptable levels of service (prior to mitigation):	Revise signalization.
	W. El Camino Avenue/Azevedo Drive.	
	Increased demand on RT for bus and shuttle service during peak periods, potentially requiring greater seating capacity, more routes, or shorter headways.	Increase RT subsidies, recognize transportation needs in project design, provide bus shelters and turnouts and provide transit centers as necessary.
Local Circulation and Parking	No adverse impacts anticipated due to local circulation characteristics of the project. Parking provisions currently undefined.	Review future plans to ensure that adequate parking is provided.
<u>Air Quality</u>	No violations of CO standards expected from project implementation. Project would incrementally add to regional smog problems and difficulty in achieving and maintaining federal ozone standards.	Implement air quality contingency measures adopted by the regional 1982 Air Quality Plan.
<p><u>Energy</u></p>		
Electricity	Peak demand for 10,400 kilowatts; would require a new SMUD substation.	SMUD to provide new substation. Implement SMUD's Conservation Load Management measures.
<u>Geology and Soils</u>	Stockton and Jackstone soils on portion of site subject to high shrink-swell potential.	Provide corrective design measures.

Summary Table. Continued

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IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<p>B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL - Continued</u></p>		
<u>Hydrology, Drainage, and Water Quality</u>	<p>Increase of storm drainage flows by 27.07 cfs would exceed capacity of Reclamation District 1000 facilities.</p>	<p>Developers to finance drainage system improvements.</p>
	<p>MRD uses may result in leaks or spills of toxic or hazardous substances.</p>	<p>Prepare and implement a site-specific hazardous waste management plan.</p>
<u>Aesthetics</u>	<p>Views of open space and agricultural land would be lost.</p>	<p>Include adequate buffering and landscaping in proposed design.</p>
<p>C. <u>LESS THAN SIGNIFICANT IMPACTS</u></p>		
<u>Land Use</u>		
Market Feasibility	<p>Proposed MRD uses would be absorbed in 1.8 years.</p>	None.
<u>Population</u>	<p>No on-site population. Indirect "worst case" increase of 2,053 new workers to the Sacramento area. Would probably occur elsewhere in Sacramento region, regardless of project implementation.</p>	<p>These workers would require housing to be provided elsewhere in the City or County.</p>
<u>Housing</u>	<p>Indirect demand for housing created by "new jobs." Would probably occur elsewhere in Sacramento region, regardless of project implementation.</p>	<p>Conduct a regional jobs/housing balance study.</p>
<u>Public Facilities and Services</u>		
Water	<p>Peak water demand of 256,100-402,400 gpd can be accommodated by existing water supply system. Cost to the City of \$256,000-\$402,400.</p>	<p>Implement standard water conservation measures.</p>
Sewer	<p>Peak demand of 203,320-308,010 gpd can be accommodated by existing collection and treatment system.</p>	None.
Solid Waste	<p>Waste flow of 11,398 lbs/day can be accommodated by existing and planned landfills.</p>	Recycle office paper.
Schools	<p>No school-age children on-site.</p>	None.
Libraries	<p>Slight increase in library demand.</p>	None.
<u>Transportation</u>		
Pedestrian and Bicycle Access	<p>Bicycle and pedestrian mobility would be impeded.</p>	<p>Provide crosswalk protection and separated pathways.</p>
<u>Noise</u>	<p>Predicted on-site Ldn of 64-66 dB. Land use/noise compatibility category "B" (use permitted only after identifying any required protective measures needed).</p>	<p>Normal building construction practices provide adequate noise reduction.</p>
<u>Energy</u>		
Natural Gas	<p>Adequate natural gas service to site.</p>	None.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
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










C. LESS THAN SIGNIFICANT IMPACTS







<u>Biology</u>	Loss of 61 acres of waste field habitat.	Use native vegetation for landscaping.
<u>Cultural Resources</u>	No cultural resources identified on-site.	Halt construction if artifacts are discovered and develop mitigation plan at that time.

D. BENEFICIAL IMPACTS

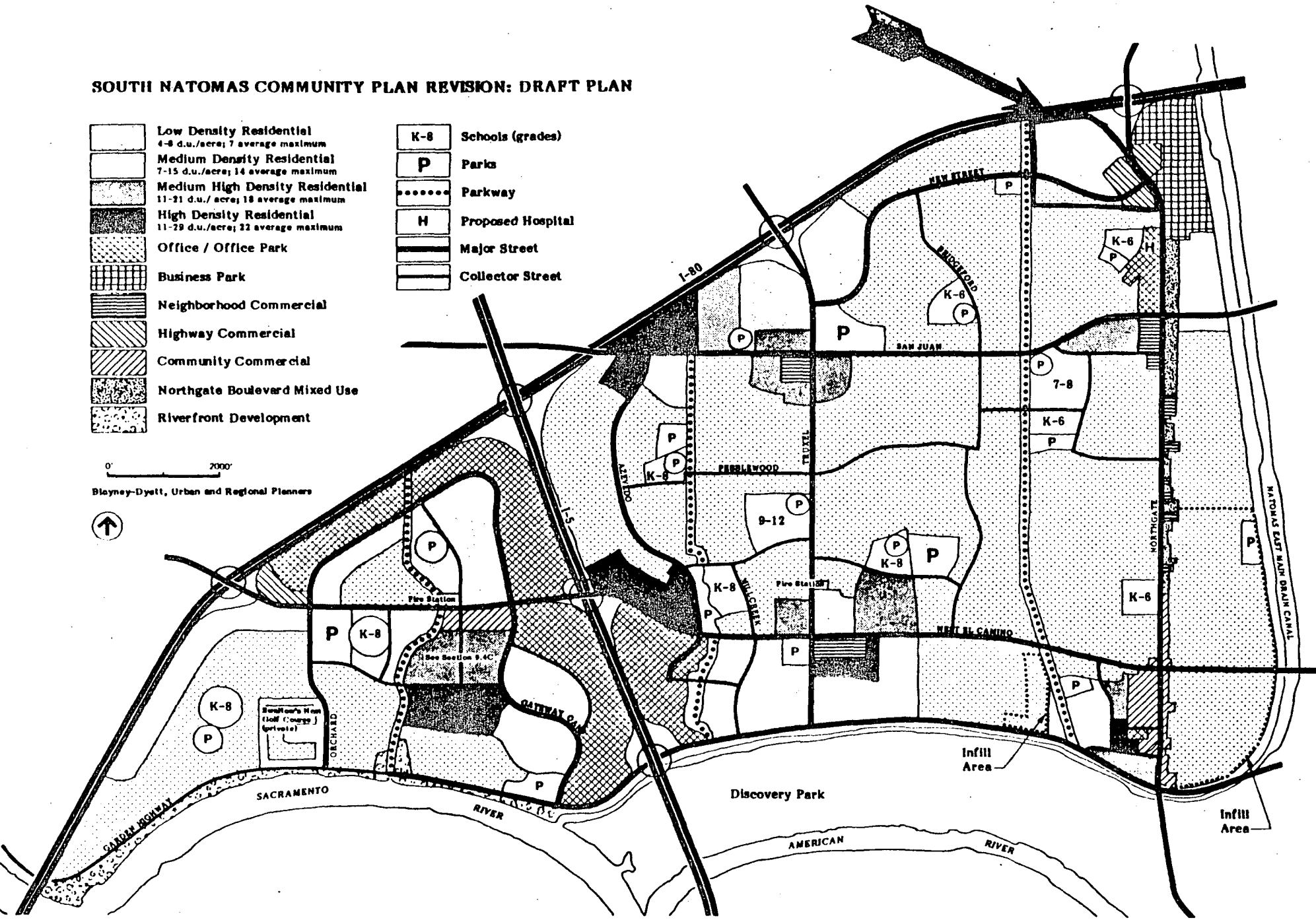
<u>Employment</u>	2,606 direct, on-site jobs and a total of 6,842 direct and secondary jobs created with positive impacts on unemployment. About 944 person-years construction employment generated. If jobs not provided on-site, they probably would be provided elsewhere in region.	None.
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# SOUTH NATOMAS COMMUNITY PLAN REVISION: DRAFT PLAN

-  Low Density Residential  
4-8 d.u./acre; 7 average maximum
-  Medium Density Residential  
7-15 d.u./acre; 14 average maximum
-  Medium High Density Residential  
11-21 d.u./acre; 18 average maximum
-  High Density Residential  
11-29 d.u./acre; 22 average maximum
-  Office / Office Park
-  Business Park
-  Neighborhood Commercial
-  Highway Commercial
-  Community Commercial
-  Northgate Boulevard Mixed Use
-  Riverfront Development

-  K-8 Schools (grades)
-  Parks
-  Parkway
-  Proposed Hospital
-  Major Street
-  Collector Street

0' 2000'  
Blayne-Dyett, Urban and Regional Planners



February 21, 1985

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Item No. 7



**CITY OF SACRAMENTO**

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**CITY PLANNING DEPARTMENT**

927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5804

**MARTY VAN DUYN**  
PLANNING DIRECTOR

May 23, 1985

**City Council**  
**Sacramento, California**

**Honorable Members in Session:**

**SUBJECT:** Rezone from Agriculture (A) to Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and Highway Commercial-Planned Unit Development (HC PUD)

**LOCATION:** West side of Northgate Boulevard, south of I-80.

**SUMMARY**

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

**BACKGROUND INFORMATION**

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

**RECOMMENDATION**

It is recommended that the item be passed for publication of title and continued to June 10, 1985.

Respectfully submitted,

**Marty Van Duyn**  
Planning Director

**FOR CITY COUNCIL INFORMATION**

**WALTER J. SLIPE**  
CITY MANAGER

MVD:DP:lr  
Attachments  
P83-394

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 6-10-85

May 28, 1985  
District 1

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# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY  
THE COMPREHENSIVE ZONING ORDINANCE NO. 2550,  
FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY  
LOCATED AT west side of Northgate Boulevard, south  
of I-80 FROM THE Agriculture (A) ZONE(S) AND PLACING  
THE SAME IN THE Manufacturing, Research and Development-  
Planned Unit Development (MRD PUD) and Highway Commercial-  
Planned Unit Development (HC PUD) ZONE(S)  
File No. P83-394) (APN: 250-010-19,38,59)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

**SECTION 1.**

The territory described in the attached exhibit(s) which is in the \_\_\_\_\_  
Agriculture (A) zone(s),  
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
from said zone and placed in the Manufacturing, Research and Development-Planned  
Unit Development (MRD PUD) and Highway Commercial-Planned Unit Development (HC PUD) zone(s)

This action rezoning the property described in the attached exhibit(s) is  
adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission May 2, 1985, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

**SECTION 2.**

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

**SECTION 3.**

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

**PASSED FOR PUBLICATION:**

**PASSED:**

**EFFECTIVE:**

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

P83-394

November 23, 1983  
830295

MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1767 J Tribute Rd., Sacramento, Ca. 95815  
916/920-2411

ZONING DESCRIPTION

APN 250-010-19, 38 & 59

All that portion of Section 18, Township 9 North, Range 5 East, M.D.B.&M., more particularly described as follows:

BEGINNING at a point in the centerline of a drainage ditch, from which the Northwest corner of that certain 120.312-acre tract of land described in the deed executed by Antone F. Azvedo, et al, to George J. Meister, et al, recorded in the office of the County Recorder of Sacramento County, in Book 2148 of Official Records, at Page 577, bears South 00°02'30" East 6160.72 feet and South 88°01'30" East 13.66 feet; thence, from said point of beginning, continuing along the centerline of said drainage ditch, North 00°02'30" West a distance of 1316.14 feet; thence, along the centerline of a drainage ditch and the Easterly production thereof, North 89°48' East 2419.29 feet to a point on the East line of said fractional Section 18, said East line being on the centerline of Lower Marysville Road, now known as Northgate Boulevard; thence, along said centerline and along the East line of said Section 18, South 00°08'40" West a distance of 1322.95 feet to the East one-quarter corner of said Section 18; thence, along the centerline of said Section 18, South 89°57'40" West a distance of 2414.99 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said land lying Easterly from the Westerly line of Parcel 1A, as described in the Final Order of Condemnation recorded April 2, 1969, in Book 6904-02, Page 439, Official Records, said Westerly line being described as follows:

BEGINNING at a point on the North line of said land described in deed recorded March 7, 1963, in Book 4624, Page 317, Official Records, distant thereon North 89°26'39" East 1649.18 feet from the Northwest corner thereof; thence (1) from said point of beginning, from a tangent that bears South 28°22'15" East, along a curve to the right, with a radius of 800.00 feet, through an angle of 06°42'06", an arc length of 93.57 feet to a point distant 877.95 feet Southerly, measured at right angles from the base line at Engineer's Station "A" 480+78.17 of the Department of Public Works Survey on Road 03-Sac-880, from Post Mile 0.0 to Post Mile 9.0; thence (2) South 21°40'09" East 122.41 feet; thence (3) along a curve to the left, with a radius of 650.00 feet, through an angle of 19°54'31", an arc length of 225.86 feet; thence (4) South 41°34'40" East 465.77 feet; thence (5) along a curve to the right, with a radius of 800.00 feet, through an angle of 41°23'56", an arc length of 578.04 feet;

6

Zoning Description  
APN 250-010-19, 38 & 59  
November 23, 1983  
Page 2

thence (6) South  $00^{\circ}44'$  East 29.07 feet; thence (7) North  $89^{\circ}49'16''$  East 79.69 feet.

FURTHER EXCEPTING THEREFROM Parcel B, as shown on that certain Parcel Map filed in Book 8 of Parcel Maps, Page 48, Sacramento County Records.

FURTHER EXCEPTING THEREFROM all that real property situated in Section 18, Township 9 North, Range 5 East, M.D.B.&M., City of Sacramento, State of California, and being more particularly described as follows:

COMMENCING at the most Northerly corner of Parcel "C", as shown on that Parcel Map recorded in the Sacramento County Recorder's Office in Book 8 of Parcel Maps, at Page 48; thence, Southerly along the East line of said Parcel "C" and the West line of Northgate Boulevard, South  $41^{\circ}34'30''$  East 13.06 feet; thence, along a tangent curve to the right, having a radius of 800 feet, through a central angle of  $14^{\circ}38'26''$ , the arc length of which is 204.42 feet, to the TRUE POINT OF BEGINNING of the herein described parcel of land; thence, from said TRUE POINT OF BEGINNING, leaving said West line of Northgate Boulevard, South  $49^{\circ}22'48''$  West 239.68 feet; thence, North  $40^{\circ}37'12''$  West 198.19 feet to the South line of a proposed 110-foot street; thence, along said South line, North  $49^{\circ}22'48''$  East 211.26 feet; thence, along a tangent curve to the right, having a radius of 50 feet, through a central angle of  $93^{\circ}08'26''$ , the arc length of which is 81.28 feet, to the West line of said Northgate Boulevard; thence, Southerly along said Westerly line, along a curve to the right, having a radius of 800 feet, through a central angle of  $10^{\circ}32'43''$ , the arc length of which is 147.24 feet, to the TRUE POINT OF BEGINNING.

7. P83-394 Planning Commission's Denial of various requests for **CAPITOL 80 PROPERTIES** located on the **west side of Northgate Boulevard, south of I-80.** (D1) (APN: 250-010-19,38,59)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial (37+ ac.) and Commercial and Offices (7+ ac.).
- C. 1978 South Natomas Community Plan Amendment from Residential 4 thru 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
- D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
- E. Rezone 44+ ac. from Agriculture (A) to 37+ ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7+ ac. of Highway Commercial-Planned Unit Development (HC-PUD).

8. P83-396 Planning Commission's Denial of various requests for **MERCY NATOMAS** located on the **west side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue.** (D1) (APN: 274-320-22)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment to designate a Hospital site.
- C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 11 thru 21 units per net ac. (9.7 units minimum average) and Residential 11 thru 29 units per net ac. (22 units minimum average) to Institutional.
- D. PUD Schematic Plan Amendment and Redesignation of Mercy Natomas PUD.
- E. Rezone 40+ acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD).

9. P83-397 Various requests for **PARK EL CAMINO** located on the **northwest corner of West El Camino Avenue and Orchard Lane.** (D1) (APN: 225-220-40,64,65)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Commercial and Office for 20 ac.
- C. 1978 South Natomas Community Plan Amendment from Residential 4 thru 21 units/ac. (7 units minimum average) to Business and Professional Office and Highway Commercial for 20 ac.
- D. Designation and Adoption of a Schematic Plan for Park El Camino.
- E. Rezone 20+ vacant ac. from Agriculture (A) to Office Building (OB PUD) (11+ ac.) and Highway Commercial (HC-PUD) (9+ ac.).

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: \_\_\_\_\_

Project Location West side of Northgate Boulevard, south of I-80.

PP 83394

Assessor Parcel No. APN: 250-010-19, 38 and 59

Owners Robert C. Cook

Phone No. \_\_\_\_\_

Address 918 Second Street, Sacramento, CA 95814

Applicant Morton & Pitalo Inc.

Phone No. \_\_\_\_\_

Address 1430 Alhambra Boulevard, Suite 200, Sacramento, CA 95816

Signature \_\_\_\_\_

C.P.C. Mtg. Date 5-2-85

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

**Filing Fees**

	Commission date	Council date		
<input checked="" type="checkbox"/> <u>Environ. Determination</u> <u>EIR</u>	R	_____	\$	_____
<input checked="" type="checkbox"/> <u>General Plan Amend</u> <u>From Residential to Industrial and Commercial and Offices</u>	RD	_____	\$	_____
_____	_____	Res.	_____	_____
<input checked="" type="checkbox"/> <u>Community Plan Amend</u> <u>From Residential to Heavy</u> ( ) <u>Commercial-Industrial and Highway Commercial</u>	RD	_____	\$	_____
_____	_____	Res.	_____	_____
<input checked="" type="checkbox"/> <u>Rezone</u> <u>from Agriculture (A) to Manufacturing</u> <u>Research and Development (MRD-PUD), and Highway</u> <u>Commercial (HC-PUD)</u>	RD	_____	\$	_____
_____	_____	Ord.	_____	_____
<input type="checkbox"/> <u>Tentative Map</u>	_____	_____	\$	_____
_____	_____	Res.	_____	_____
<input type="checkbox"/> <u>Special Permit</u>	_____	_____	\$	_____
_____	_____	_____	_____	_____
<input type="checkbox"/> <u>Variances</u>	_____	_____	\$	_____
_____	_____	_____	_____	_____
<input type="checkbox"/> <u>Plan Review</u>	_____	_____	\$	_____
_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> <u>PUD Designation of Capitol 80 Properties</u>	RD	_____	\$	_____
_____	_____	_____	_____	_____
<input type="checkbox"/> <u>Other</u>	_____	_____	\$	_____
_____	_____	_____	_____	_____

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. \_\_\_\_\_  
By/date \_\_\_\_\_

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt    White - applicant permit

Yellow - department file    Pink - permit book

P 83394

MEETING DATE 5/2/85  
 ITEM NO. 5 FILE P 83-394  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER Estab Pub

Location: SW corner rd-80 and Northgate Blvd

- Recommendation:
- Favorable
  - Unfavorable
  - Petition
  - Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Rob McCray</u>	<u>Weisburg-Armstrong</u>



<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Carolyn Baker</u>	<u>SNCA</u>

MOTION NO. 1

	YES	NO	MOTION	SECOND
Ferris	<u>Absent</u>			
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓		✓	
Ishmael	<u>Abstain</u>			
Ramirez	✓			✓
Simpson	✓			
Augusta	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

CAPITOL/80 PROPERTIES  
P83-394

John Pitalo  
Morton & Pitalo, Inc.  
1767 J Tribute Road  
Sacramento, CA 95815

W. J. & S. Martin  
729 Turnstone Drive  
Sacramento, CA 95834

T. W. Ko  
1483 40th Avenue  
San Francisco, CA 94122

Zubiri Venture  
1451 River Park Drive, #110  
Sacramento, CA 95815

E. T. & D. Gunnarson  
747 Turnstone Drive  
Sacramento, CA 95834

E. C. & T. Saenz  
753 Turnstone Drive  
Sacramento, CA 95834

D. J. Nelson  
918 Second Street  
Sacramento, CA 95814

J. E. & F. Truskey  
771 Turnstone Drive  
Sacramento, CA 95834

Home Savings and Loan  
Association  
3731 Wilshire Boulevard  
Los Angeles, CA 90010

Wendy's of Sacramento, Inc.  
1107 Second Street  
Sacramento, CA 95814

Reclamation District 1000  
1633 Garden Highway  
Sacramento, CA 95815

Bank of America  
c/o R. C. Cook  
918 Second Street  
Sacramento, CA 95814

McDonalds  
One McDonalds Plaza  
Oakbrook, CA 60521

R. C. Cook  
P. O. Box 4848  
Anaheim, CA 92803

K. Meister  
2489 American River Drive  
Sacramento, CA 95825

M. E. Hawk  
11121 Sun Center Drive  
Rancho Cordova, CA 95670

McCuen & Steele Inc.  
1121 Sun Center Drive #A  
Rancho Cordova, CA 95670

A. W. & M. Truscott  
11121 Sun Center Drive  
Rancho Cordova, CA 95670

McCuen & Steele Inc.  
10969 Trade Center Drive #100  
Rancho Cordova, CA 95670

Department of Public Works  
Sacramento Regional Sanitation  
District  
827 7th Street  
Sacramento, CA 95814

K. O. & D. Foshee  
615 Turnstone Drive  
Sacramento, CA 95834

J. E. Jones  
625 Turnstone Drive  
Sacramento, CA 95834

D. P. & C. Firenze  
635 Turnstone Drive  
Sacramento, CA 95834

D. Torres  
645 Turnstone Drive  
Sacramento, CA 95834

Kaufman/Board of Northern CA  
6379 Clark Avenue  
Dublin, CA 94566

J. P. & C. Robles  
717 Turnstone Drive  
Sacramento, CA 95834

W. H. & E. Coupe  
25750 Josefa Lane  
Los Altos Hills, CA 94022

P-83394

(42)

V. M. & S. Roldan  
741 Turnstone Drive  
Sacramento, CA 95834

J. A. & A. Urgina  
782 Turnstone Drive  
Sacramento, CA 95834

J. & L. Young  
765 Turnstone Drive  
Sacramento, CA 95834

H. S. & B. Ngai  
736 Turnstone Drive  
Sacramento, CA 95834

H. H. Chinn  
777 Turnstone Drive  
Sacramento, CA 95834

F. S. & K. Ko  
1483 40th Avenue  
San Francisco, CA 94122

W. & J. Head  
776 Turnstone Drive  
Sacramento, CA 95834

Gehan Homes  
3501 MacArthur Boulevard, #400A  
Irving, TX 75062

V. C. & C. Roble  
660 Turnstone Drive  
Sacramento, CA 95834

Robert C. Cook  
918 Second Street  
Sacramento, CA 95814

Del Paso Heights School  
District  
575 Kesner Avenue  
Sacramento, CA 95838

Morton & Pitalo, Inc.  
1430 Alhambra Blvd., Ste. 200  
Sacramento, CA 95816

J. E. Day  
783 Turnstone Drive  
Sacramento, CA 95834

G. & P. Fuller  
770 Turnstone Drive  
Sacramento, CA 95834

A. P. & C. Chung  
1923 34th Avenue  
San Francisco, CA 94116

AFFIDAVIT OF MAILING

ON 5-30-85, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

- P-83394 - Planning Commission's denial of various requests for Capitol 80 Properties located on the west side of Northgate Boulevard, south of I-80 (D1) (APN: 250-010-19,38,59)**
- A. Certification of the EIR.**
  - B. 1974 General Plan Amendment from Residential to Industrial (37± ac.) and Commercial and Offices (7± ac.)**
  - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.**
  - D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.**
  - E. Rezone 44± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD).**

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- (  ) OWNER OF PROPERTY: **Robert C. Cook**
- (  ) APPLICANT: **Morton & Pitalo, Inc.**
- (  ) APPELLANT (IF APPLICABLE):
- (  ) MAILING LIST FOR P-NUMBER **83394 (42)**
- (  ) SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 30th DAY OF **MAY**, 1985.

  
SIGNATURE OF PERSON MAILING NOTICE



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

May 28, 1985

Robert C. Cook  
918 Second Street  
Sacramento, CA 95814

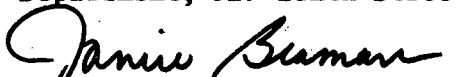
On May 14, 1985, the following matter was filed with my office to set a hearing date before the City Council:

- P-83394 - Planning Commission's denial of various requests for Capitol 80 Properties located on the west side of Northgate Boulevard, south of I-80 (D1) (APN: 250-010-19,38,59)
- A. Certification of the EIR.
  - B. 1974 General Plan Amendment from Residential to Industrial (37± ac.) and Commercial and Offices (7± ac.)
  - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
  - D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
  - E. Rezone 44± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD).

The hearing has been set for the date of June 10, 1985, at the hour of 6:30 p.m., at a Special Meeting of the City Council in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California. In the event the hearings are not completed, they will be continued to June 17, 1985 at 6:30 p.m. at the above mentioned address. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

  
Lorraine Magana, City Clerk

cc: Morton & Pitalo Inc.

MAILING LIST P-83394 (42)

AFFIDAVIT OF MAILING

ON \_\_\_\_\_, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

Planning Commission's denial of various requests for Capitol 80 Properties located on the west side of Northgate Boulevard, south of I-80 (D1) (P-83394) (PFP 05-28-85 #6) (Cont. from 08-27-85 #29; 09-10-85 #18; 10-15-85 #19; 11-06-85 #15)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial (37± ac.) and Commercial and Offices (7± ac.)
- C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
- D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
- E. Rezone 46± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD).

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- OWNER OF PROPERTY: **Robert C. Cook**
- APPLICANT: **Morton & Pitalo Inc**
- APPELLANT (IF APPLICABLE):
- MAILING LIST FOR P-NUMBER **83394**
- SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 27<sup>th</sup> DAY OF **November**, 1985.

Mary Lou Silva  
SIGNATURE OF PERSON MAILING NOTICE



# CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK  
Robert C. Cook  
918 Second Street  
Sacramento CA 95814

LORRAINE MAGANA  
November 27, 1985  
CITY CLERK

On November 19, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

Planning Commission's denial of various requests for Capitol 80 Properties located on the west side of Northgate Boulevard, south of I-80 (D1) (P-83394) (PFP 05-28-85 #6) (Cont. from 08-27-85 #29; 09-10-85 #18; 10-15-85 #19; 11-06-85 #15)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial (37± ac.) and Commercial and Offices (7± ac.)
- C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
- D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
- E. Rezone 46± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD).

This hearing has been further continued to December 3, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.


If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 1231 I Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

LORRAINE MAGANA, CITY CLERK



Deputy City Clerk

cc: Morton & Pitalo Inc  
P-83394 Mailing List (42)

**AFFIDAVIT OF MAILING**

ON \_\_\_\_\_, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

Planning Commission's denial of various requests for Capitol 80 Properties located on the west side of Northgate Boulevard, south of I-80. (D1) (P-83394)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial (37± ac.) and Commercial and Offices (7± ac.)
- C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
- D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
- E. Rezone 46± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD).

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- (  ) OWNER OF PROPERTY: **Robert C. Cook**
- (  ) APPLICANT: **Morton & Pitalo Inc**
- (  ) APPELLANT (IF APPLICABLE):
- (  ) MAILING LIST FOR P-NUMBER **83394**
- (  ) SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 5<sup>th</sup> DAY OF **December**, 1985.

Mary Lou Silva  
SIGNATURE OF PERSON MAILING NOTICE



# CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK  
Robert C. Cook  
918 Second Street  
Sacramento CA 95814

LORRAINE MAGANA  
December 5, 1985 CITY CLERK

On December 3, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

Planning Commission's denial of various requests for Capitol 80 Properties located on the west side of Northgate Boulevard, south of I-80. (D1) (P-83394)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial (37± ac.) and Commercial and Offices (7± ac.)
- C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
- D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
- E. Rezone 46± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD).

This hearing has been further continued to December 10, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

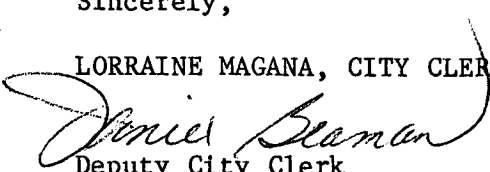
If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 1231 I Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

LORRAINE MAGANA, CITY CLERK

  
Deputy City Clerk

cc: Morton & Pitalo Inc.  
P-83394 Mailing List (42)