

RECEIVED
CLERKS OFFICE
CITY OF SACRAMENTO
APR 19 1 12 PM '90

4.3
4.1

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

April 24, 1990

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

MAY 1 1990

PLANNING
916-449-5604

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members In Session:

- SUMMARY
1. ENVIRONMENTAL DETERMINATION - NEGATIVE DECLARATION
 2. TENTATIVE MAP (P90-060) (FT) (APN: 277-153-10, 11, 12)

LOCATION: Northeast Corner Arden Way and Harvard Street

SUMMARY

This is a request for a Tentative Map to divide 11.1± vacant acres into two lots in the Heavy Industrial and Heavy Commercial-Review (M-2 and C-4-R) zones. Each lot is proposed to contain a separate office building and required parking. Parcel 1 is proposed to contain a 150,000 sq.ft. office building currently undergoing environmental review under Special Permit P90-009. Parcel 2 will contain a 162,235 sq.ft. office building previously approved by the Planning Commission on May 11, 1989 (P89-130). Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND

On January 31, 1984, the City Council approved a Tentative map to divide 12.87 acres into two parcels (P83-402). One of these parcels is the subject site which consists of three tax assessor's parcel numbers. This map was recorded.

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

CONTINUED
TO 05-01-90

①

City Council
Northeast Corner Arden Way and Harvard Street (P90-060)(FT)
April 24, 1990
Page 2

Surrounding land uses and zoning are as follows:

North:	Hilton Hotel and USAA, Vacant; C-4-R, OB-PUD
South:	Vacant and Manufacturing; M-1, M-2
East:	Interstate 80; TC
West:	Warehouse and Office; M-1, M-2

The subject site is located within the original boundaries of the Capital West Master Plan, now redefined as the Capital West Office Park PUD and containing two USAA Office Buildings and one multi-level parking structure. Under prior approval for Parcel 2, construction of a 162,253± sq. ft. office building required several conditions related to offsite improvements, including participation fundings the Swanston Station Pedestrian Bridge. Similar conditions are proposed as conditions on the Tentative Map. (Refer to Attachment A and Exhibit D).

FINANCIAL CONSIDERATIONS

Not applicable.

POLICY CONSIDERATIONS

Not applicable.

MBE/WBE EFFORTS

Not applicable.

ENVIRONMENTAL DETERMINATION

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



City Council
Northeast Corner Arden Way and Harvard Street (P90-060)(FT)
April 24, 1990
Page 3

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

April 24, 1990
District No. 2

Contact Person:

Art Gee, Principal Planner
(916) 449-5604

MMD:AG:vr
P90-060.CC

Attachments

RESOLUTION NO. 90-335

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

MAY 1 1990

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHEAST CORNER ARDEN WAY AND HARVARD STREET

(P9-060) (APN: 277-153-10, 11, 12)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(4)

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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 Arden Arcade Community Plan designate the subject site for Regional Commercial and Office use(s).
4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. 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. **Notice:** Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent flooding may occur. The applicable base flood elevations for the property should be reviewed. Based flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
 - B. A separate metered water service shall be provided to each parcel from Harvard Street at the time of Building Permit.

- C. A water study shall be prepared to determine the feasibility of abandoning the existing publicly owned and maintained 8-inch diameter on-site looped water main or the reversion of the existing on-site water main from public to private ownership and maintenance.
- D. **Information Note:** On-site grading, drainage, paving and water distribution system shall be approved by Public Works prior to issuance of any Building Permits.
- E. The applicant shall comply with mitigation measures as stated in the Negative Declaration for P90-060 which are as follows:
 - 1. Payment of one-third of the cost of the proposed pedestrian bridge that will connect the Swanston light rail station with the USAA site.
 - 2. Paying the costs of widening with asphalt Harvard Avenue from Silica Avenue north to the El Camino overpass excluding right-of-way costs and utility relocation. This widening of each of the two lanes shall be approximately three feet and will terminate with a berm of approximately four to six inches.
 - 3. Paying the cost of improving the signalization of the intersection of Harvard Avenue and Arden Way, if necessitated by this project.

Reference to the mitigation measures shall be recorded on the Final Map and in the deed to the affected parcels to the satisfaction of the City Environmental Review Coordinator.

MAYOR

ATTEST:

CITY CLERK

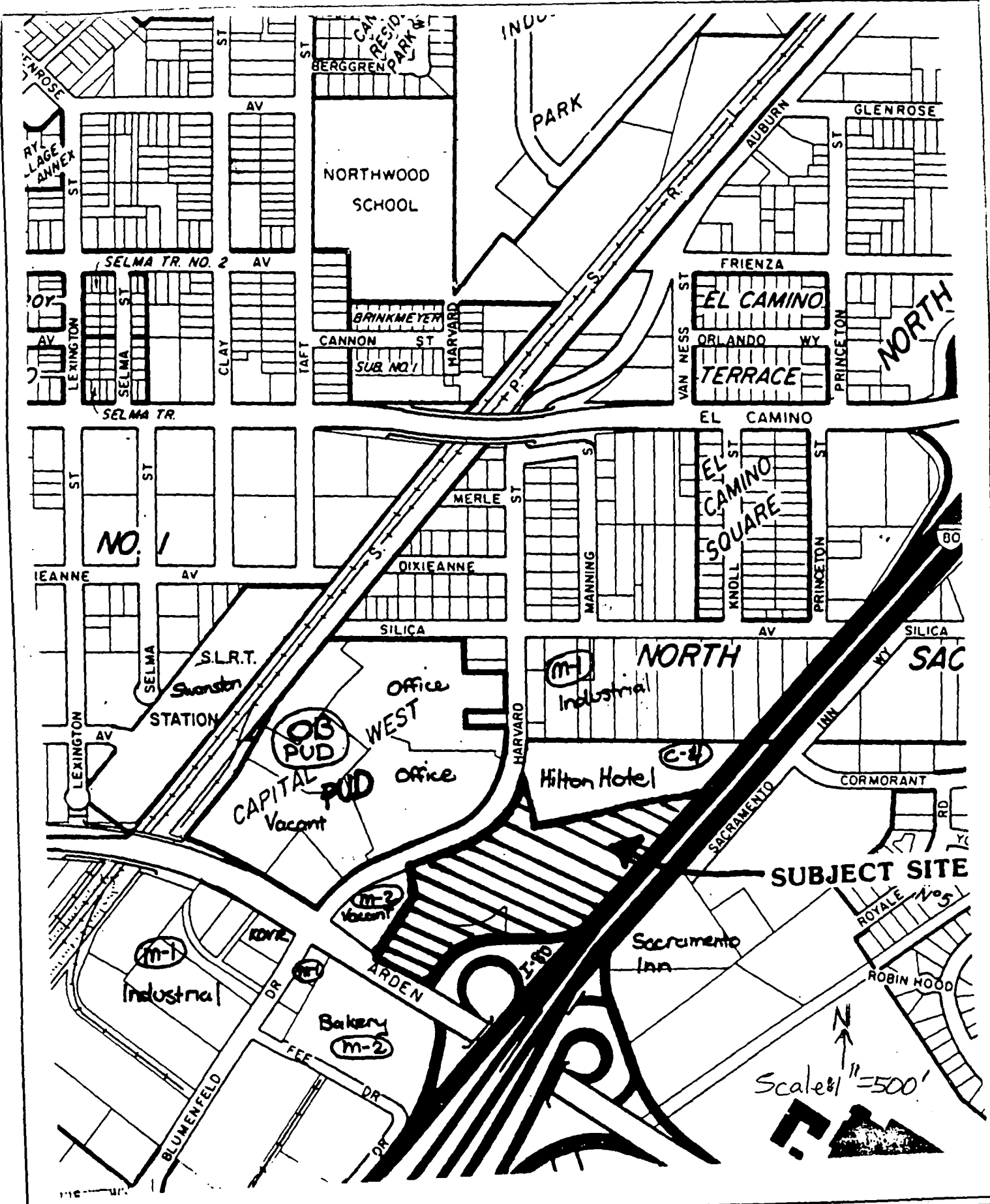
P90-060.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(6)



VICINITY - LAND USE - ZONING

P-90-060

19

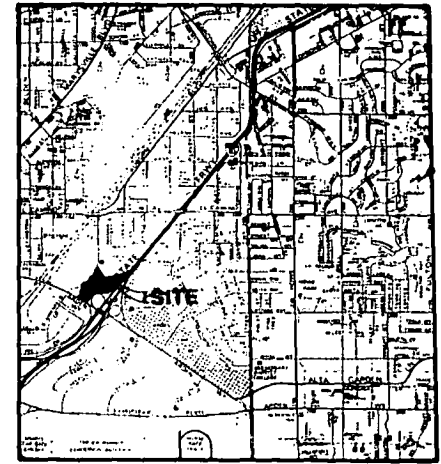
090-06-D

TENTATIVE PARCEL MAP CALIFORNIA PLAZA CITY OF SACRAMENTO DECEMBER 1989

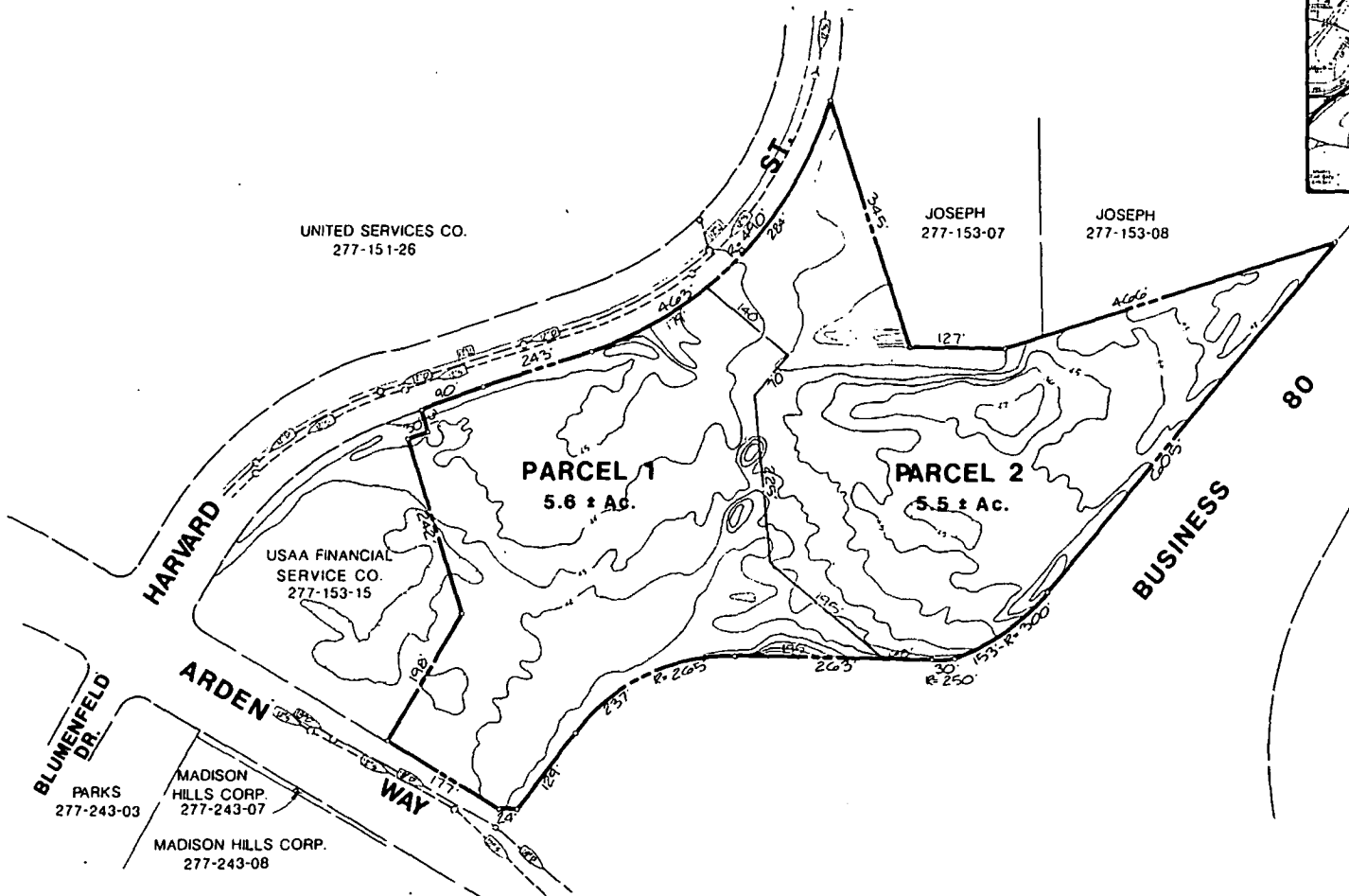
mp MORTON & PITALO, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING



SCALE: 1"=100'



VICINITY MAP
NO SCALE



UNITED SERVICES CO.
277-151-26

JOSEPH
277-153-07

JOSEPH
277-153-08

PARCEL 1
5.6 ± Ac.

PARCEL 2
5.5 ± Ac.

USAA FINANCIAL
SERVICE CO.
277-153-15

PARKS
277-243-03

MADISON
HILLS CORP.
277-243-07

MADISON HILLS CORP.
277-243-08

OWNER/DEVELOPER

W11 INVESTMENT PROPERTIES, INC.
P.O. BOX 2114
SANTA MONICA, CA 90406

APPLICANT

MORTON & PITALO, INC.
1430 ALHAMBRA BLVD
SACRAMENTO, CA 95816

APR

277-153-10, 11, 12

AREA

11.1 AC

ZONING

C4 P, M2 P, M2

ELECTRICITY

SMUD

GAS

PG&E

TELEPHONE

PACIFIC BELL

FIRE)
WATER)
SANITARY SEWER)
STORM DRAINAGE)
PARKS & RECREATION)
SCHOOLS)
POLICE)

CITY OF SACRAMENTO

EXHIBIT A

LEGAL DESCRIPTION EXHIBIT B

PROPERTY DESCRIPTION FOR APN 277-153-011

FOR PCL 1 IN BK 82 OF PARCEL MAPS PG 19 EXC FOR LYING SLY
OF FOLLOWING DESC LN: BEG AT A PT LOC N38°35'05"E 128.75
FT AND ALG A 265 FT RAD CURVE DTO RT CHORD BEARING N65°13'
03"E A DISTANCE OF 237.58 FT AND S88°08'59"E 32.84 FT FM
MOST SLY COR SD PCL 1, TH FM POB N05°47'24"E 159.19 FT,
TH N57°30'50"W 30 FT, TH ALG A 250 FT RAD CURVE TO THE
RT, CHORD BEARING S77°05'15"W 351.09 FT, TH N58°18'39"W
TO A PT ON W LN SD PCL 1 AND POE ALSO EXC FOR LYING ELY OF
TAX CODE LN. CONTG 7.72 AC M/L.

APN 277-153-012

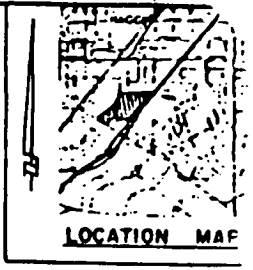
FOR PCL 1 IN BK 82 OF PARCEL MAPS PG 19 EXC FOR LYING SLY
OF FOLLOWING DESC LN: BEG AT A PT LOC N38°35'05"E 128.75
FT AND ALG A 265 FT RAD CURVE DTO RT CHORD BEARING N65°13'
03"E A DISTANCE OF 237.58 FT AND S88°08'59"E 32.84 FT FM
MOST SLY COR SD PCL 1, TH FM POB N05°47'24"E 159.19 FT,
TH N57°30'50"W 30 FT, TH ALG A 250 FT RAD CURVE TO THE
RT, CHORD BEARING S77°05'15"W 351.09 FT, TH N58°18'39"W
TO A PT ON W LN SD PCL 1 AND POE. CONTG 1.86 AC M/L.
TAX CODE LN. CONTG 7.72 AC M/L.

APN 277-153-010

ALL OF THAT PORTION OF PARCEL 1 OF SAID
PARCEL MAP AS SHOWN IN BOOK 82 OF
PARCEL MAPS, NO. 19 LYING EASTERLY OF
A TAX CODE LINE.

CONTAINING 1.56 AC.±

P90 060



APPLICANT'S OFFICE
 MORTON & PITALO, INC.
 277-151-14 JOSEPH
 SACRAMENTO, CA 95811

PROJECT
 1-1, 1-2

DATE
 10/19/80

SCALE
 1" = 100'

PROJECT NO.
 277-151-14/15/16/17/18/19

OWNER
 CITY OF SACRAMENTO

DATE
 CITY OF SACRAMENTO

PROJECT NO.
 SACRAMENTO

OWNER
 CITY OF SACRAMENTO

DATE
 CITY OF SACRAMENTO

PROJECT NO.
 SACRAMENTO

OWNER
 CITY OF SACRAMENTO

DATE
 CITY OF SACRAMENTO

19

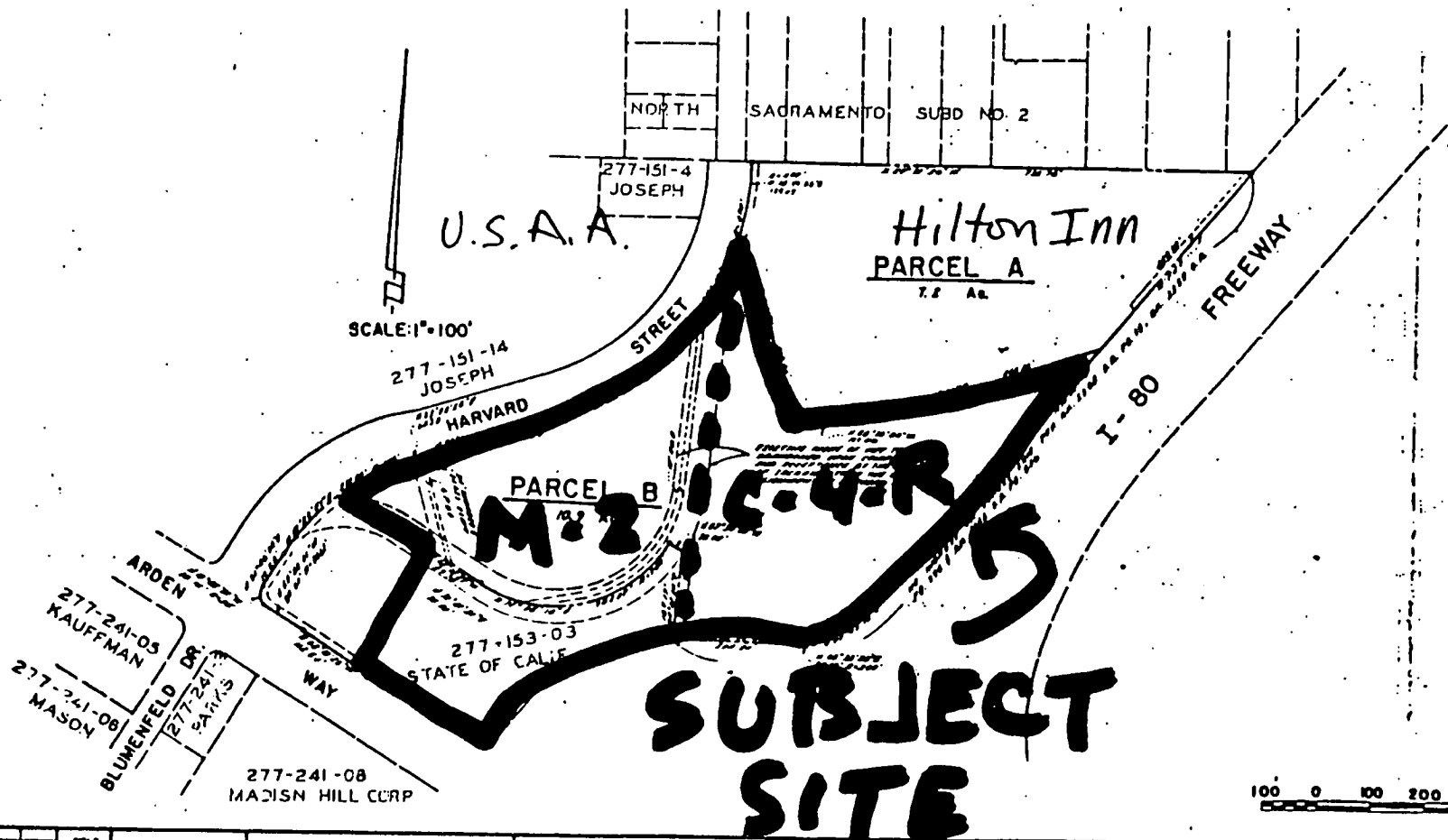


EXHIBIT C
SITE ZONING



NO.	DESCRIPTION	APPROVED BY	SCALE	DATE	MORTON & PITALO, INC.	PROJECT NO.	CITY
				REVISION			
				MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING		TENTATIVE PARCEL MAP CAPITAL WEST PARCEL B OF PARCEL MAP-72PM28 CITY OF SACRAMENTO, CALIFORNIA	

**ATTACHMENT A
DISCUSSION OF INITIAL STUDY
P90-060**

Project Description

Morton and Pitalo Inc., has submitted an application to the City of Sacramento for the necessary entitlement to create two separate parcels within the Heavy Commercial and Heavy Industrial zones (Attachment B). The existing 11.1 acre parcel is located at the northeast corner of Arden Way and Harvard Street in the Arden/Arcade Community Plan area. The 1986-2006 SGPU designation for the site is Regional Commercial and Offices. The entitlement being sought is:

1. Tentative map to create two separate parcels

The entitlement is being sought for financing purposes.

Environmental Effects

The existing 11.1 acre site has a double zoning of Heavy Commercial and Heavy Industrial. The property owner received approval of entitlements in May of 1989 that would allow Phase 1 construction of a two-phased project (P89-130). The entitlements included a Special Permit to develop a 162,235± square foot office building with 630 parking spaces in the Heavy Commercial Review (C4-R) and Heavy Industrial (M2) zones, and a Plan Review for the office structure in the C4-R zone. The applicant has recently submitted an application to receive necessary entitlements for Phase 2 construction. This application is currently undergoing an environmental assessment to determine potential environmental affects.

The negative declaration field for P89-130 had air and transportation/circulation mitigation measures applied to APN# 277-0153-010,011, and 012. This current application is to create two lots from the parcels identified above. Approval of this tentative map shall not in any way relieve the applicant of the mitigation measures identified for the property currently identified as APN# 277-0153-010,011, and 012. The following are the previously identified air and transportation/circulation mitigation measures:

Environmental Effects

3. Air, and 13. Transportation/Circulation

- A. Payment of one-third of the cost of the proposed pedestrian bridge that will connect the Swanston light rail station with the USAA site.
- B. Paying the costs of widening with asphalt Harvard Avenue from Silica Avenue north to the El Camino overpass excluding right-of-way costs and utility relocation. this widening of each of the two lanes shall be approximately three feet and will terminate with a berm of approximately four to six inches.
- C. Paying the cost of improving the signalization of the intersection of Harvard Avenue and Arden Way. If necessitated by this project.

EXHIBIT D

April 18, 1989

Mr. James Harnish
Environmental Coordinator
Department of Planning and
Development
CITY OF SACRAMENTO
1231 I Street, Room 200
Sacramento, CA 95814-2998

Re: California Plaza

Dear Jim:

After our meeting with the Planning Department, including Bob Klousner, on April 13th, I have discussed the environmental mitigation measures with my management. Based on these discussions, I am prepared to offer the following:

A) Pedestrian Bridge

Watt Investment Properties ("The Developer") agrees to provide an improvement bond in the amount of \$200,000 to cover one-third of the cost of the proposed pedestrian bridge that will connect Swanston Light Railroad Station with the USAA site. Two conditions must be met prior to the time that this bond amount is to be delivered to the City:

- 1) Thirty (30) months must elapse from the time of the issuance of a building permit by the City of Sacramento.
- 2) USAA or its affiliate or successor in interest must pay its two-thirds share of the cost of this structure and the funds received and available for use by the Light Rail District. Should one-third of the cost of this structure be less than \$200,000, the city will refund such surplus to the developer within ninety (90) days after completion of the bridge.

B) Widening of Harvard Avenue

The Developer agrees to pay the cost of widening with asphalt Harvard Avenue from Silica Avenue north to the El Camino overpass excluding right of way costs and utility relocation. This widening of each of the two lanes shall be

2716
Ocean Park Boulevard
P.O. Box 2114
Santa Monica
California 90406
213.
450-0779

P-90-060

Mr. James Harnish
Page 2
April 18, 1989

approximately three feet and will terminate with an asphalt berm of approximately four to six inches. It is understood the Developer's obligation will not exceed \$45,000. The Developer will fulfill this obligation without having any responsibility for undertaking or performing this work.

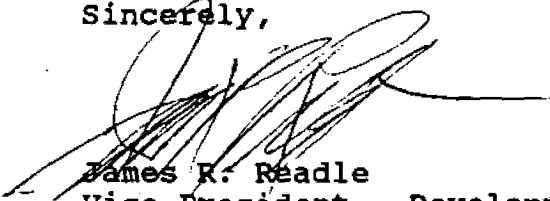
The City agrees that the construction of this widening will be fully completed by the time an occupancy permit is issued to the developer. In any event, this construction will be completed no later than April 30, 1991.

C) Traffic Signalization Improvements on Harvard and Arden Way

The Developer agrees to pay the cost of improving the signalization of the intersection of Harvard Avenue and Arden Way, if negotiated by the first building. It is understood the Developer's obligation will not exceed \$15,000. The Developer will fulfill this obligation without having any responsibility for taking or performing this work.

We appreciate your consideration and timely response to this project and look forward to completing this phase of the obligation process.

Sincerely,



James R. Readle
Vice President - Development

JRR:ms