

**CITY OF SACRAMENTO  
DEPARTMENT OF DEVELOPMENT SERVICES  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 1, 2004, the Zoning Administrator approved with conditions a tentative map to subdivide two parcels into four parcels in the Employment Center (EC-50, Coral Business Center PUD) zone for the project known as (File Z04-285). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

**Project Information**

Request:

1. **Zoning Administrator Tentative Map** to subdivide one parcel into four parcels on 6.37± undeveloped acres in the Employment Center (EC-50, Coral Business Center PUD) zone.
2. **Zoning Administrator Special Permit** to locate required parking for retail uses off-site.

Location: 3800 Truxel Road (D1, Area 4)

Assessor's Parcel Number: 225-0160-081

Applicant: Morton and Pitalo {Contact: Michael Tien}  
1788 Tribute Road, Suite 200  
Sacramento, CA 95815

Property Owner: Same as Applicant

Project Planner: Lindsey Alagozian

General Plan Designation: Mixed-Use  
North Natomas

Community Plan Designation: Employment Center: 50/acre  
Existing Land Use of Site: Industrial / Warehouse  
Existing Zoning of Site: Employment Center (EC-50) zone

Surrounding Land Use and Zoning:  
North: MIP-PUD; Warehouse  
South: SC-PUD; Commercial  
East: A-PUD; Vacant  
West: EC-65-PUD; Vacant

Property Dimensions: Irregular  
Property Area: 7.5± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A

Previous Files: P99-072

Background Information: On October 23, 2003 the Planning Commission approved entitlements to allow for the development of office, support retail, and employment center land uses on 25.84± gross acres in the Employment Center Planned Unit Development (EC-50-PUD and EC-80-PUD) zones within the Coral Planned Unit Development.

Additional Information The applicant is requesting to subdivide one parcel into four parcels in the Employment Center (EC-50, Coral Business Center PUD) zone. Currently the site is vacant but is has been approved to be developed into office, retail, and an employment center. The applicant is requesting to subdivide one parcel into four such that each building will be located on its own parcel. The project requires approval of the Zoning Administrator for a four parcel Tentative Map.

The project also requires a Special Permit to locate required parking for each use off-site. The proposed parking is provided for each use, but will be located on adjacent parcels after the site is subdivided. A condition of approval regarding reciprocal access and parking easements is provided below. The site was posted and property owners within 100 feet of the project site were notified of the proposal. The project is located within the Natomas Community Association. Staff sent early project notification to the association. In addition, the site was posted and property owners within 100 feet of the subject parcel were notified of the public hearing. Staff received no phone calls regarding the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on November 15, 2004. During the hearing minor changes were made to the proposed conditions of approval. All conditions were accepted by both the applicant and the Committee. The Subdivision Review Committee recommended that the project be approved by the Zoning Administrator subject to the conditions listed below.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Public Works – Transportation and Engineering Planning Divisions, Fire, Parks, the Building Division, SMUD, and other utilities. The comments received pertaining to the subdivision have been included as conditions of approval.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315, Minor Land Divisions.

**CONDITIONS:** Tentative Map

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (Z04-285). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

**GENERAL:** All Projects

1. Prior to the recordation and approval of this Parcel Map, the Final Map for Coral Business Center under file number P99-072 associated with the project shall be approved and recorded.

2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.
3. Comply with and meet all the requirements of the Development Agreement for the Coral Business Center (P90-157, P93-179, and P97-026).
4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for project (P99-072) to the satisfaction of the Planning Director and Development Engineering and Finance Division.
5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P99-072).
6. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.
7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
8. Show all existing and proposed/required easements on the Parcel Map.
9. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter, and sidewalk.
10. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to Parcels 1, 2, 3, & 4, at no cost, at the time of sale or other conveyance of either parcel.

**PRIVATE/PUBLIC UTILITIES:**

11. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
12. Each parcel or building shall have a separate connection to the CSD-1 sewer system.
13. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be 20 feet in width and ensure continuous access for installation and maintenance.

**CITY UTILITIES:**

14. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each lot/parcel shall convey to the remaining lots/parcels, as needed, private easements for storm drainage, sanitary sewer and

water, at no cost at the time of sale or other conveyance of any lot/parcel. A note stating the following shall be placed on the Final Map: "THE LOTS/PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS #(BOOK \_\_\_\_\_, PAGE \_\_\_\_\_)."

15. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.

#### **FIRE DEPARTMENT:**

16. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

#### **ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

17. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
18. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

#### **Conditions – Special Permit**

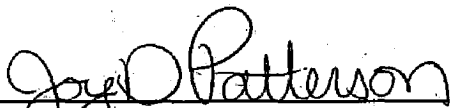
1. Private reciprocal ingress, egress, maneuvering and parking easements are required for the area covered by the proposed parking and four adjoining parcels. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to the Parcels of the 6 buildings, as shown on the Site Plan, and reserved from the four contiguous parcels in which the offsite parking is proposed to be located, at no cost, at the time of sale or other conveyance of either parcel (if not already established and satisfied). If such agreement and easements have been established with any Recorded Map of the subject property, this condition may be deemed satisfied and complete. If agreement and easements exist, the applicant shall provide proof, in acceptable form, to the Development Engineering & Finance (Public Works) Division of the Development Services Department.
2. The Special Permit for off-site parking shall not be considered activated until the Final Map for P99-072 has been recorded. If said Final Map is not recorded within two (2) years from the date of approval of the Special Permit, said Special Permit shall be deemed revoked.

**Findings of Fact – Tentative Map**

1. The Tentative Subdivision Map is consistent with the General Plan and the South Sacramento Community Plan which designates the subject site as Heavy Commercial or Warehouse and Industrial, respectively.
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility easement of record.
3. The Tentative Subdivision Map will not eliminate or reduce in size the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, and the City's Comprehensive Zoning Code.

**Findings of Fact – Special Permit**

1. Granting the Special Permit is based upon sound principles of land use in that:
  - a. the off-site parking is an acceptable use for this zone; and
  - b. the off-site parking will not significantly impact or alter the site or surrounding commercial uses.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. The required parking spaces will be developed in accordance with parking lot regulations; and
  - b. All required parking will be provided for each use on contiguous adjacent parcels.
3. The project is consistent with the General Plan and the Central City Community Plan which designates the site as Mixed-Use and Employment Center: 50/acre, respectively.

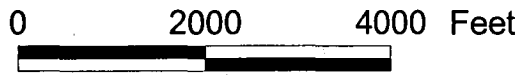
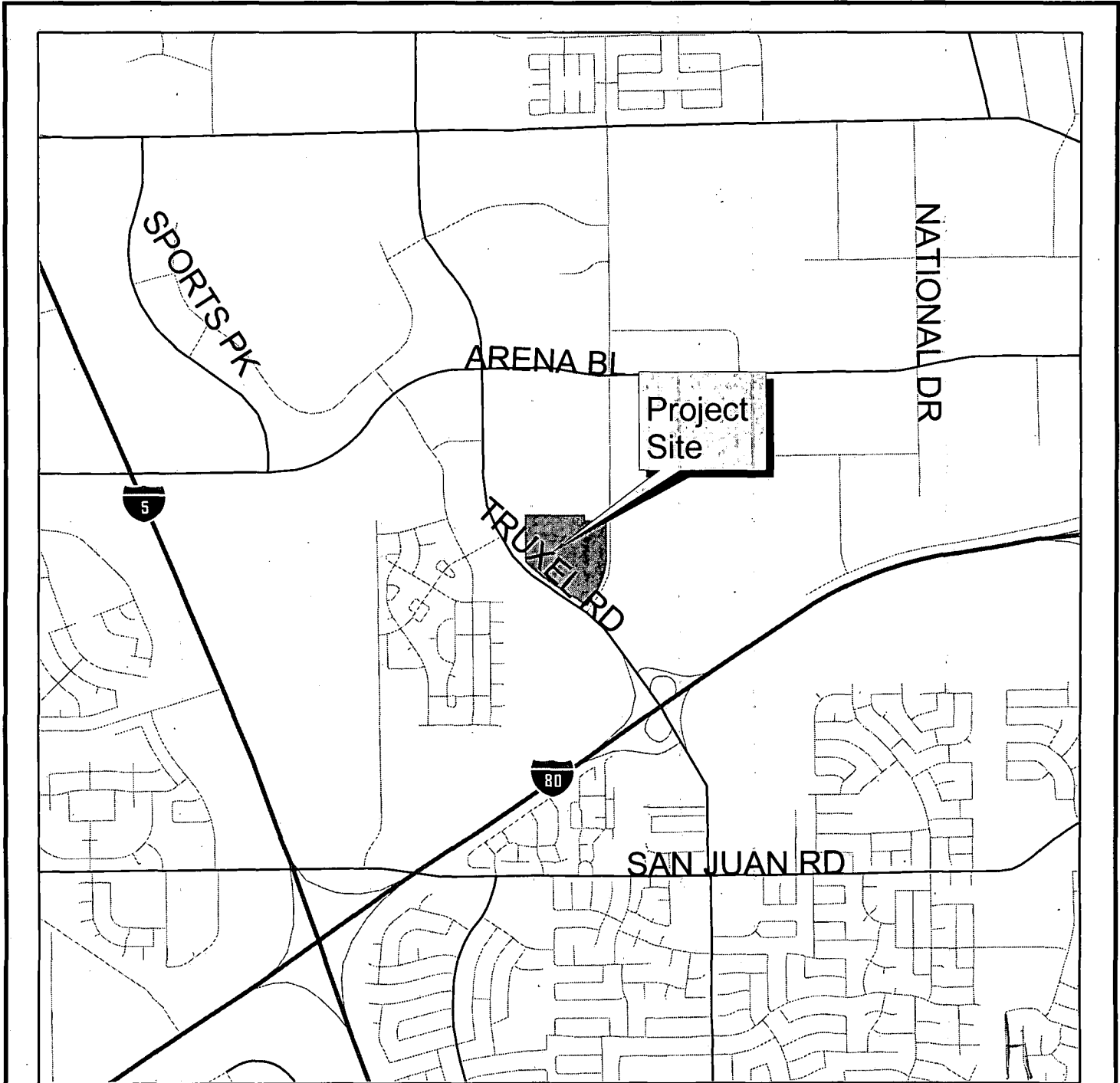



Joy D. Patterson  
Zoning Administrator

The Tentative Map that is granted must be finalized within two years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 808-7918) after the appeal period is over to submit for a Final Map.

cc: File (original)      ZA Log Book      Applicant      Public Works (Jerry Lovato)

Development Services  
Department

Geographic  
Information  
Systems

### Vicinity Map

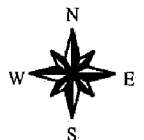




Development Services  
Department

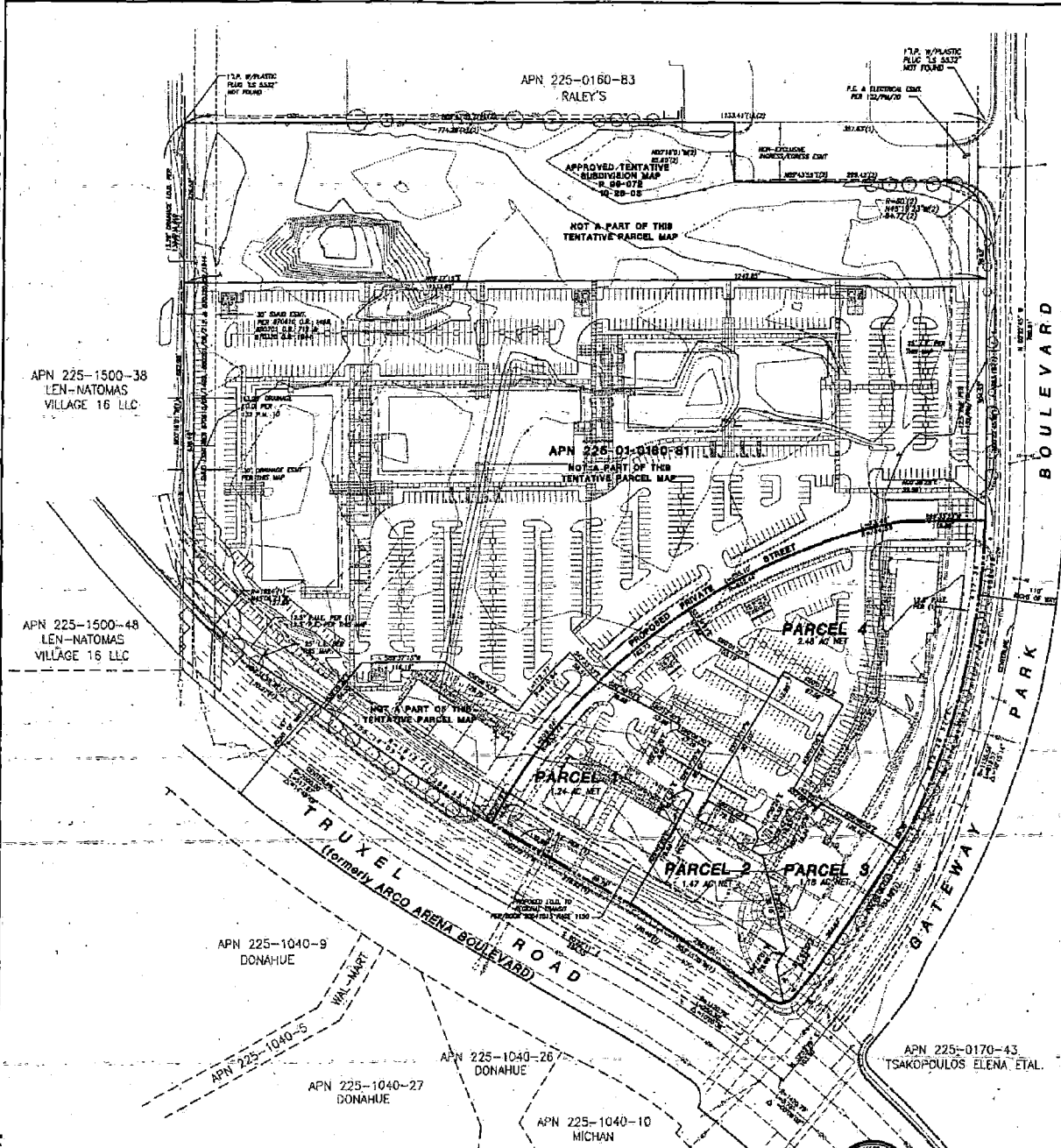
Geographic  
Information  
System

# Land Use & Zoning



Z04-285

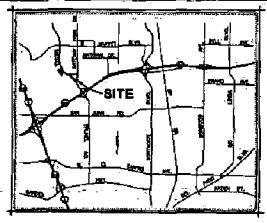
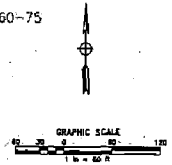
December 1, 2004



APN 225-0160-75 RALEY'S

APN 225-0160-74 SACRAMENTO COCA-COLA BOTTLING CO.

APN 225-0160-85 FONG TUY F ETAL.



VICINITY MAP

**REGD. OWNER**  
 NATOMAS VILLAGE PARTNERS, LLC  
 C/O: E.J. PLESKO & ASSOCIATES, INC.  
 2140 PROFESSIONAL DRIVE  
 SUITE 200  
 ROSEVILLE, CA 95661  
 (916) 782-8400

**DEVELOPER**  
 E.J. PLESKO & ASSOCIATES, INC.  
 2140 PROFESSIONAL DRIVE  
 SUITE 200  
 ROSEVILLE, CA 95661  
 (916) 782-8400

**ENGINEER**  
 MORTON & PITALO, INC.  
 1788 TRIBUTE ROAD  
 SACRAMENTO, CA 95815  
 (916) 927-2400

**EXISTING USE**

VACANT

**PROPOSED USE**

FUTURE COMMERCIAL

**EXISTING ZONING**

SC-PUD

**PROPOSED ZONING**

SC-PUD

**A.P.N.**

A PORTION OF 225-0160-81

**SEWAGE DISPOSAL**

SACRAMENTO COUNTY

**DRAINAGE**

CITY OF SACRAMENTO

**WATER SUPPLY**

CITY OF SACRAMENTO

**PARK**

CITY OF SACRAMENTO

**FIRE PROTECTION**

CITY OF SACRAMENTO

**SCHOOL DISTRICT**

NATOMAS UNIFIED SCHOOL DISTRICT

**ELECTRICAL SERVICE**

S.M.I.L.D.

**GAS SERVICE**

P.G.&E.

**ACREAGE**

8.37 ACRES (NET)

**NUMBER OF PARCELS**

4

EXHIBIT A

| EXISTING | PROPOSED | DESCRIPTION                       |
|----------|----------|-----------------------------------|
| — 4" —   | — 4" —   | STORM DRAIN PIPE & SIZE           |
| — 6" —   | — 6" —   | SEWER WATER PIPE & SIZE           |
| — 8" —   | — 8" —   | DOMESTIC WATER PIPE & SIZE        |
| — 10" —  | — 10" —  | FIRE PROTECTION WATER PIPE & SIZE |
| — 12" —  | — 12" —  | MUTUAL GAS PIPE & SIZE            |
| — 14" —  | — 14" —  | GOV. TEL. BLEED OR JOINT TRUNK    |
| — 16" —  | — 16" —  | MANHOLE                           |
| — 18" —  | — 18" —  | DRAIN HOLE                        |
| — 20" —  | — 20" —  | ELEVATION                         |
| — 22" —  | — 22" —  | WALK                              |
| — 24" —  | — 24" —  | FIRE HOSEWAY                      |
| — 26" —  | — 26" —  | BLEED OFF VALVE                   |
| — 28" —  | — 28" —  | PROPERTY LINE                     |
| — 30" —  | — 30" —  | TENTATIVE MAP BOUNDARY            |
| — 32" —  | — 32" —  | RIGHT OF WAY                      |
| — 34" —  | — 34" —  | FENCE                             |
| — 36" —  | — 36" —  | EXISTING FENCE                    |

LEGEND

|     |             |       |      |                 |             |          |         |       |     |                  |
|-----|-------------|-------|------|-----------------|-------------|----------|---------|-------|-----|------------------|
| NO. | DESCRIPTION | APPD. | DATE | SCALE           | #INCH MARKS | COMPILED | DEIGNED | DRAWN | BL. | PROJ. ENGR. INT. |
|     |             |       |      | HORIZ. 1" = 60' |             |          |         |       |     |                  |



**MORTON & PITALO, INC.**  
 CIVIL ENGINEERING • PLANNING • SURVEYING  
 1788 TRIBUTE ROAD, SUITE 200 • SACRAMENTO, CA 95815  
 phone: (916) 927-2400 • fax: (916) 927-2419 • e-mail: info@mpinc.com  
 web: www.mpinc.com

**CORAL BUSINESS CENTER**

CITY OF SACRAMENTO CALIFORNIA

|       |             |
|-------|-------------|
| DATE  | AUGUST 2004 |
| SHEET | 1           |
| OF    | 1           |

REVISED

000216

CORAL BUSINESS CENTER