

CITY OF SACRAMENTO

NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of December 1, 1998, at the hour of 7:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

1. **P98-098 - Cambay Office Building**
Entitlements to develop a 78,440 square foot, two story office building on 5.4 undeveloped acres in the Arena Corporate Center PUD in the EC-40 zone, (D1), APN: 225-0070-064
 - A. **Environmental Determination:** Tiered Negative Declaration;
 - B. **Mitigation Monitoring Plan;**
 - C. **PUD Schematic Plan** to allocate approximately 1,087,800 square feet of Employment Center uses on 90.3 acres in the Arena Corporate Center.

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES

CITY OF SACRAMENTO

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SACRAMENTO CITY COUNCIL

**BY: VALERIE A. BURROWES
CITY CLERK**

AD NO. 8762
RUN 1 TIME: November 19, 1998
2 PUB PROOFS



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RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

Nov 10 11 02 AM '98

P98-098

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 301
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

November 9, 1998

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk

FROM: *Grace*
Grace L. Garcia, Secretary

SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)

1. **P98-098 - Cambay Office Building**

Entitlements to develop a 78,440 square foot, two story office building on 5.4 undeveloped acres in the Arena Corporate Center PUD in the EC-40 zone, (D1), APN: 225-0070-064 (Tom Pace, x6848);

A. **Environmental Determination:** Tiered Negative Declaration;

B. **Mitigation Monitoring Plan;**

C. **PUD Schematic Plan** to allocate approximately 1,087,800 square feet of Employment Center uses on 90.3 acres in the Arena Corporate Center.

Staff requests that this item be scheduled for the session of the City Council afternoon agenda on December 1, 1998

Attachments

PPF DATE: _____
HEARING DATE: 12-1-98
FINAL COUNCIL ACTION DATE: _____

P98-098 - Cambay Office Building

- REQUEST:
- A. Environmental Determination: Tiered Negative Declaration;
 - B. Mitigation Monitoring Plan
 - C. PUD Schematic Plan to allocate approximately 1,087,800 square feet of Employment Center uses on 90.3 acres in the Arena Corporate Center;
 - D. PUD Special Permit to develop a 78,440 square foot office building in the Arena Corporate Center PUD.

LOCATION: North side of Arena Blvd, east of the Arco Arena private drive
APN: 225-0070-064
North Natomas
Natomas Unified School District
Council District 1

APPLICANT:	Terry Teeple, Pacific Teal Development Co., (949) 586-2066 22672 Lambert St, #616, Lake Forest, CA 92630
OWNER:	The Cambay Group, Inc. (925) 933-1405 1350 Treat Blvd, #560, Walnut Creek, CA 94596
PLANS BY:	Vail Engineering Corporation & Banducci Associates Architects
APPLICATION FILED:	September 1, 1998
STAFF CONTACT:	Thomas Pace, 264-6848

SUMMARY: The applicant is seeking entitlements to allocate 1,087,800 previously approved square feet of employment center uses in the Arena Corporate Center and to develop a 78,440 square foot, two story office building on Development Site IV of the PUD. The project's primary issues relate to site plan design and aesthetics.

RECOMMENDATION: Staff recommends approval of the project subject to conditions set forth herein. This recommendation is based on the project's consistency with the policies in the North

APN 225-0070-064 1
CAMBAY GROUP INC
1350 TREAT BL 560
WALNUT CREEK CA 94596

TERRY TEEPLE
PACIFIC TEAL DEVELOPMENT CO.
22672 LAMBERT ST., #616
LAKE FOREST, CA 92630

APN 225-0070-067,060 2,3
KINGS ARCO ARENA(CITY OF
SACRAMENTO C/O STEVE SCHMIDT
1 SPORTS PARKWAY
SACRAMENTO CA 95834

~~APN 225-0070-073 4
CAMBAY GROUP INC
1350 TREAT BL 560
WALNUT CREEK CA 94596~~

APN 225-0070-076 5
CITY OF SACRAMENTO
C/O REAL ESTATE SVC.
915 I STREET 200
SACRAMENTO CA 95814

APN 225-0070-086 6
ANDERSON FAMILY TRUST et al
C/O BUZZ OATES ENTER.
8615 ELDER CREEK RD.
SACRAMENTO CA 95828

APN 225-0070-054 7
SACRAMENTO PROPERTIES HOLD-
INGS
2150 RIVER PLAZA DR 155
SACRAMENTO CA 95833

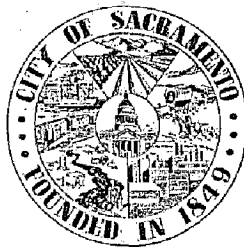
~~APN 225-0070-070 8
CAMBAY GROUP INC
1350 TREAT BL 560
WALNUT CREEK CA 94596~~

APN 225-0150-050,049 9,10
ALLEGHANY PROPERTIES INC
C/O DAVID BUGATTO
2150 RIVER PLAZA DR 155
SACRAMENTO CA 95833

APN 225-0150-036 11
STATE VENTURES INC
2101 EVERGREEN ST
SACRAMENTO CA 95815

VAIL ENGINEERING CORP.
2033 HOWE AVE., SUITE 220
SACRAMENTO CA 95825

~~VAIL ENGINEERING CORP.
2033 HOWE AVE., SUITE 220
SACRAMENTO CA 95825~~



**OFFICE OF THE
CITY CLERK**

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE
ASSISTANT CITY CLERK

**CITY OF SACRAMENTO
CALIFORNIA**

CITY HALL
915 I STREET
ROOM 304
SACRAMENTO, CA
95814-2671

FAX 916-264-7672
HTTP://WWW.SACTO.ORG

ADMINISTRATION
PH 916-264-5799

OPERATIONAL SERVICES
PH 916-264-5426

SPECIALIZED SERVICES
PH 916-264-7200

November 17, 1998

Terry Teeple
Pacific Teal Development Co.
22672 Lambert Street, #616
Lake Forest, CA 92630

On November 10, 1998, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

1. **P98-098 - Cambay Office Building**

Entitlements to develop a 78,440 square foot, two story office building on 5.4 undeveloped acres in the Arena Corporate Center PUD in the EC-40 zone, (D1), APN: 225-0070-064

A. **Environmental Determination:** Tiered Negative Declaration;

B. **Mitigation Monitoring Plan;**

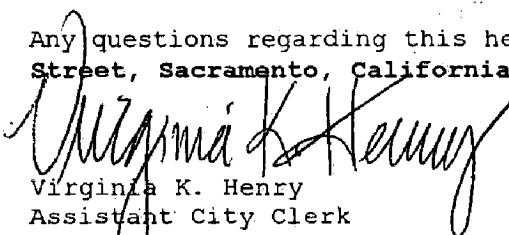
C. **PUD Schematic Plan** to allocate approximately 1,087,800 square feet of Employment Center uses on 90.3 acres in the Arena Corporate.

This hearing has been set for December 1, 1998, 7:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to 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 Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 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 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 Division, 1231 I Street, Sacramento, California, phone 264-5381.**


Virginia K. Henry
Assistant City Clerk

cc: MAILING LIST - P98-098 (9)
The Cambay Group, Inc., 1350 Treat Blvd., #560, Walnut Creek CA 94596

AFFIDAVIT OF MAILING & POSTING

ON NOVEMBER 17, 1998, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED AND THE LEGAL AD WAS POSTED ON THE FOLLOWING PROJECT:

1. **P98-098 - Cambay Office Building**

Entitlements to develop a 78,440 square foot, two story office building on 5.4 undeveloped acres in the Arena Corporate Center PUD in the EC-40 zone, (D1), APN: 225-0070-064

A. **Environmental Determination:** Tiered Negative Declaration;

B. **Mitigation Monitoring Plan;**

C. **PUD Schematic Plan** to allocate approximately 1,087,800 square feet of Employment Center uses on 90.3 acres in the Arena Corporate.

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: The Cambay Group, Inc., 1350 Treat Blvd., #560, Walnut Creek, CA 94596

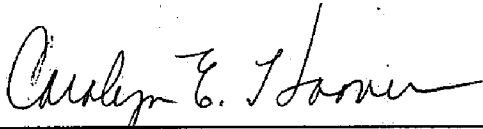
APPLICANT: Terry Teeple, Pacific Teal Development Co., 22672 Lambert St., #616, Lake Forest, CA 92630

APPELLANT:

MAILING LIST FOR P-NUMBER: P98-098

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 17TH DAY OF NOVEMBER, 1998.



SIGNATURE OF PERSON MAILING NOTICE

AFFIDAVIT OF MAILING & POSTING

ON JANUARY 7, 1999, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED AND THE LEGAL AD WAS POSTED ON THE FOLLOWING PROJECT:

P98-098 - Cambay Office Building; (D1), APN: 225-0070-064

1. **Councilmember Call-up and Appeal of the decision of the City Planning Commission approving:**
 - A. **Environmental Determination:** Tiered Negative Declaration;
 - B. **Mitigation Monitoring Plan;**
 - C. **PUD Special Permit** to develop a 78,440 square foot office building in the Arena Corporate Center PUD.

2. Entitlements to develop a 78,440 square foot, two story office building on 5.4 undeveloped acres in the Arena Corporate Center PUD in the EC-40 zone:
 - D. **PUD Schematic Plan** to allocate approximately 1,087,800 square feet of Employment Center uses on 90.3 acres in the Arena Corporate Center.

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: The Cambay Group, Inc., 1350 Treat Blvd, #560, Walnut Creek, CA 94596

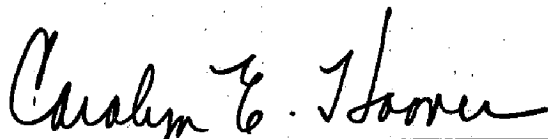
APPLICANT: Terry Teeple, Pacific Teal Development Co, 22672 Lambert St., #616, Lake Forest, CA 94596

APPELLANT: Beverly Dir, 4821 1/2 Carey Rd., Sacramento CA 95835

MAILING LIST FOR P-NUMBER: P98-098

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 6TH DAY OF JANUARY, 1999.



SIGNATURE OF PERSON MAILING NOTICE