



CITY OF SACRAMENTO

25

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

CITY MANAGER'S OFFICE
RECEIVED
AUG 17 1983

August 17, 1983

APPROVED
BY THE CITY COUNCIL

AUG 23 1983

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California -

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15115);
2. Subdivision Modification to waive sewer and water service connections;
3. Tentative Map (P83-232)(APN: 274-320-21)(FT)

LOCATION: Northwest quadrant of Garden Highway and Gateway Oaks Drive

SUMMARY

The applicant is requesting the necessary entitlements to subdivide 102+ vacant acres into 2 parcels. The site is located in the Single Family, R-1 and Townhouse, R-1A zones. The staff and Subdivision Review Committee recommend approval of the tentative map and subdivision modification subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request for variance, rezoning or plan amendment can be reviewed by staff and transmitted directly to the City Council, thus eliminating review by the Planning Commission.

Surrounding land use and zoning are as follows:

- North: Vacant; R-1
- South: Garden Highway, river; FW(PUD)
- East: Vacant; OB(PUD)
- West: Vacant; County

The subject site is the southern portion of Natomas Oaks residential subdivision. The site consists of 70.6+ acres located in the R-1 zone and 31.6+ acres located in the R-1A zone. The proposed land division will separate the R-1 areas from the R-1A areas

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In order to avoid inactive sewer and water hookups, the Subdivision Review Committee recommends these services be waived at this time. Service connections would be deferred until building permits are obtained.

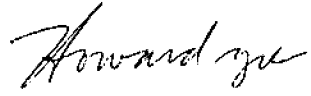
The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sec. 15115).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review of the Subdivision Review Committee, recommends approval of the project by:

Adopting the attached resolution adopting findings of fact and approving the tentative map and subdivision modification with conditions.

Respectfully submitted,



for: Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MVD:SD:cp
Attachments
P83-232

August 23, 1983
District No. 1

AMENDED 10-5-83

RESOLUTION NO. 83-656

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AUG 23 1983

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT NORTHWEST QUADRANT OF GARDEN
HIGHWAY AND GATEWAY OAKS DRIVE
(P-83-232)(APN: 274-320-21)

WHEREAS, the City Council, on August 23, 1983, held a public hearing on the request for approval of a tentative map for property located at NW quadrant OF Garden Highway and Gateway Oaks Drive;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15115 ;

WHEREAS, the Parcel Map Advisory Committee has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

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

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with 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 South Natomas Community Plan designate the subject site for residential use(s).

11-11-11

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3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to waive water and sewer service connections :
 - a. There are special circumstances or conditions affecting the property that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that it is difficult to determine the proper size of lines until specific development plans are submitted.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that service connections are only being deferred until building permits are obtained .
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not change the characteristics of the area .
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses .
6. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code to a 54-foot wide right-of-way for the loop street around Parcel 2.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; dedicate sewer and drain easements as required by the study; coordinate study with County Sanitation District. Will require off-site extension and oversizing west and north of Parcel 1 to existing pump station on West El Camino Avenue.
 - c. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

- d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map *unless the City Council approves a Post Subdivision Modification to waive or defer payment of in-lieu fees.*
- e. The applicant shall not allow stacking of construction materials and the parking of equipment and vehicles within tree drip line.
- f. The applicant shall not grade, trench, cut or fill within a tree drip line.
- g. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.
- h. Prior to the filing of a final subdivision map or the issuance of any building permits for Parcel 1, whichever occurs first, property necessary for development of the canal parkway on the east side of the Natomas Main Drainage Canal shall be dedicated in conformity with the South Natomas Community Plan. As used herein, "final subdivision map" does not include the final parcel map filed in conformity with this tentative parcel map. At the time of the filing of the final subdivision map or issuance of a building permit, whichever occurs first, such parkway shall be improved to the satisfaction of the City Engineer and Director of Community Services or security therefore shall be posted satisfactory to the City Attorney to assure performance of the improvement of said parkway if such policy is adopted by the City Council.

R. BURNETT MILLER

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P83-232

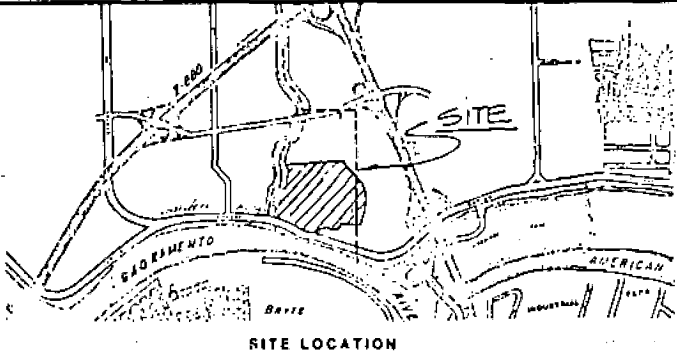
P. 83232

TENTATIVE PARCEL MAP

LOT B, 75-P.M.-34

JULY, 1983

CITY OF SACRAMENTO, CALIFORNIA



OWNER & SUBDIVIDER:
 ANGELO TSAKOPOLOUS DEVELOPMENTS INC.
 7700 COLLEGE TOWN DRIVE
 SACRAMENTO CA 95826

ENGINEER:
 THE SPINK CORPORATION
 PO BOX 2511
 SACRAMENTO, CA 95811

PRESENT ZONING:
 R-1 & R-1A

PROPOSED ZONING:
 SAME AS EXISTING
 PARCEL 1: R-1 & R-1A
 PARCEL 2: R-1A

PRESENT USE:
 VACANT

PROPOSED USE:
 SINGLE FAMILY RESIDENTIAL

NO. OF LOTS:
 2

WATER SUPPLY:
 CITY OF SACRAMENTO

SEWAGE DISPOSAL:
 CITY OF SACRAMENTO

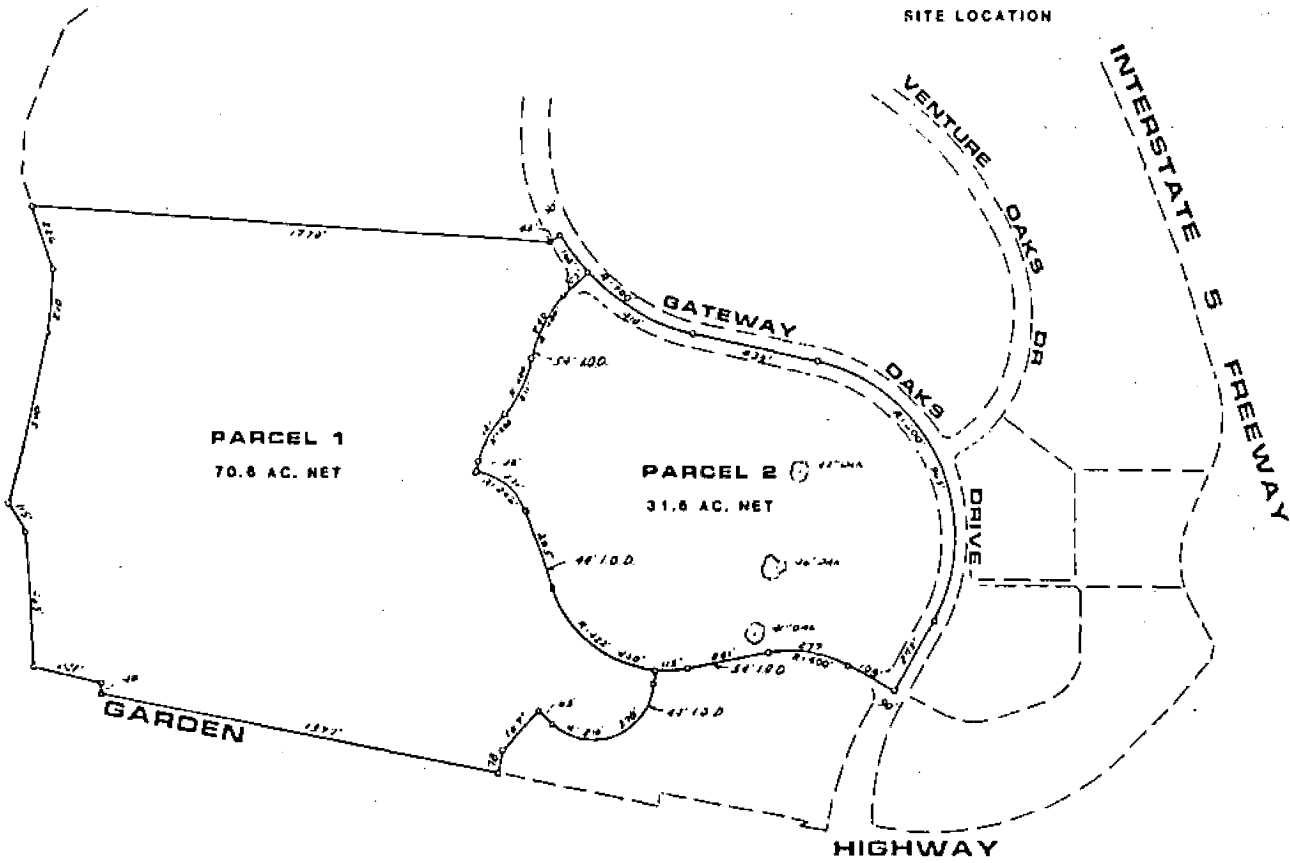
ASSESSOR PARCEL NO.:
 PORTION OF 274-320-21

NOTE:
 EXISTING EASEMENTS ARE SHOWN ON SHEET NO. 2

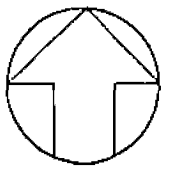
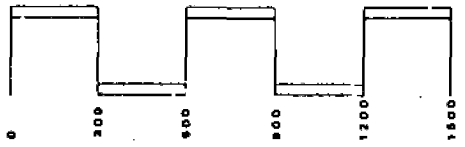
SCHOOL DISTRICT:
 SACRAMENTO CITY UNIFIED

GROSS AREA:
 104.8 AC.

NET AREA:
 102.2 AC.



SCALE IN FEET



NOTE:
 LOT LINES AS NOTED ARE CENTERLINES OF PROPOSED I.O.D.'S
 SANITARY SEWERS, STORM DRAINS AND WATER SERVICES EXIST IN GATEWAY OAKS DRIVE



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WHEREAS, the Parcel Map Advisory Committee 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.

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- 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 5. In the matter of the hereby approved requested subdivision modification to waive water and sewer service connections :

- a. There are special circumstances or conditions affecting the property that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that it is difficult to determine the proper size of lines until specific development plans are submitted.
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that service connections are only being deferred until building permits are obtained .
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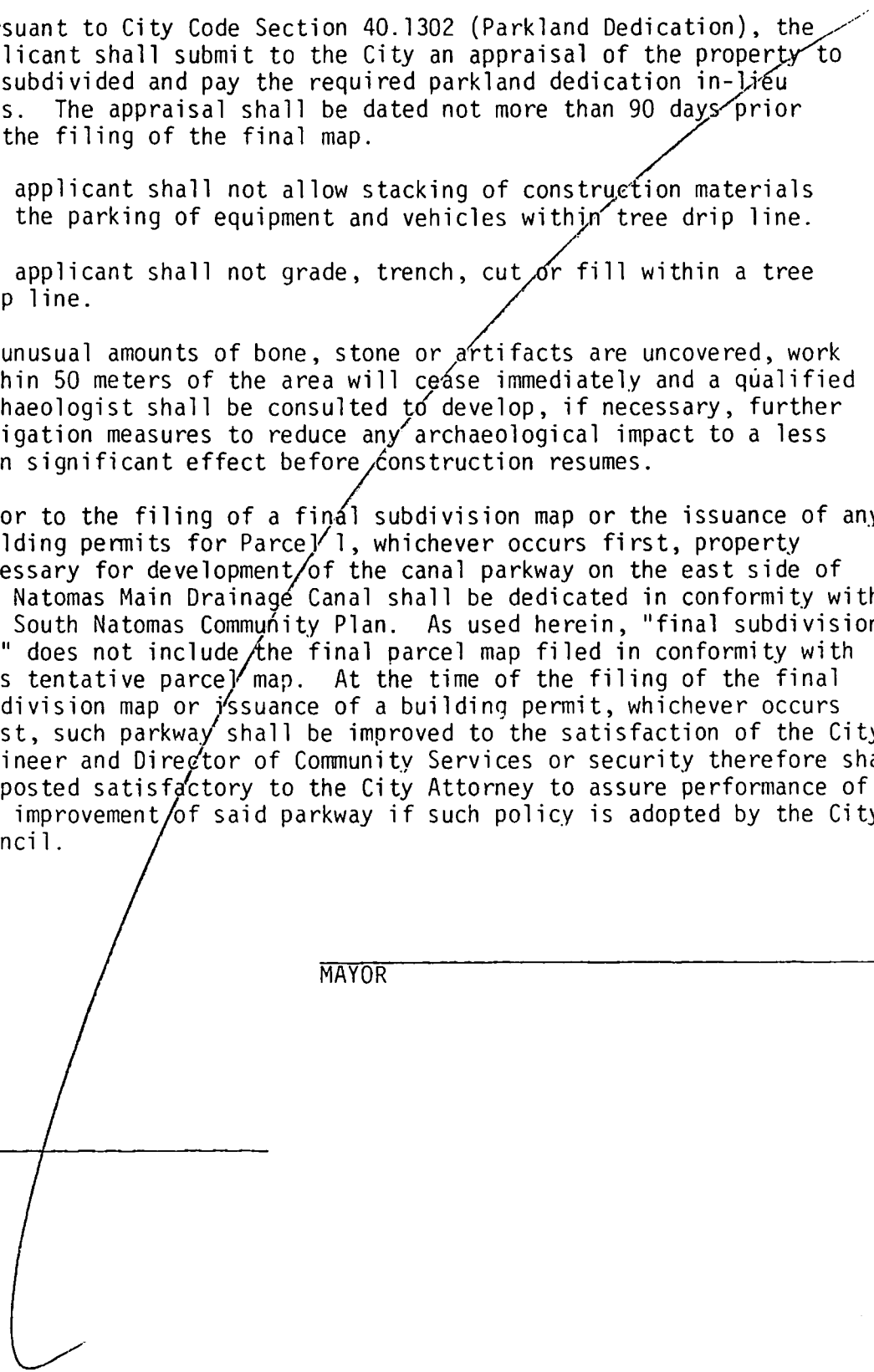
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MAYOR _____

ATTEST:

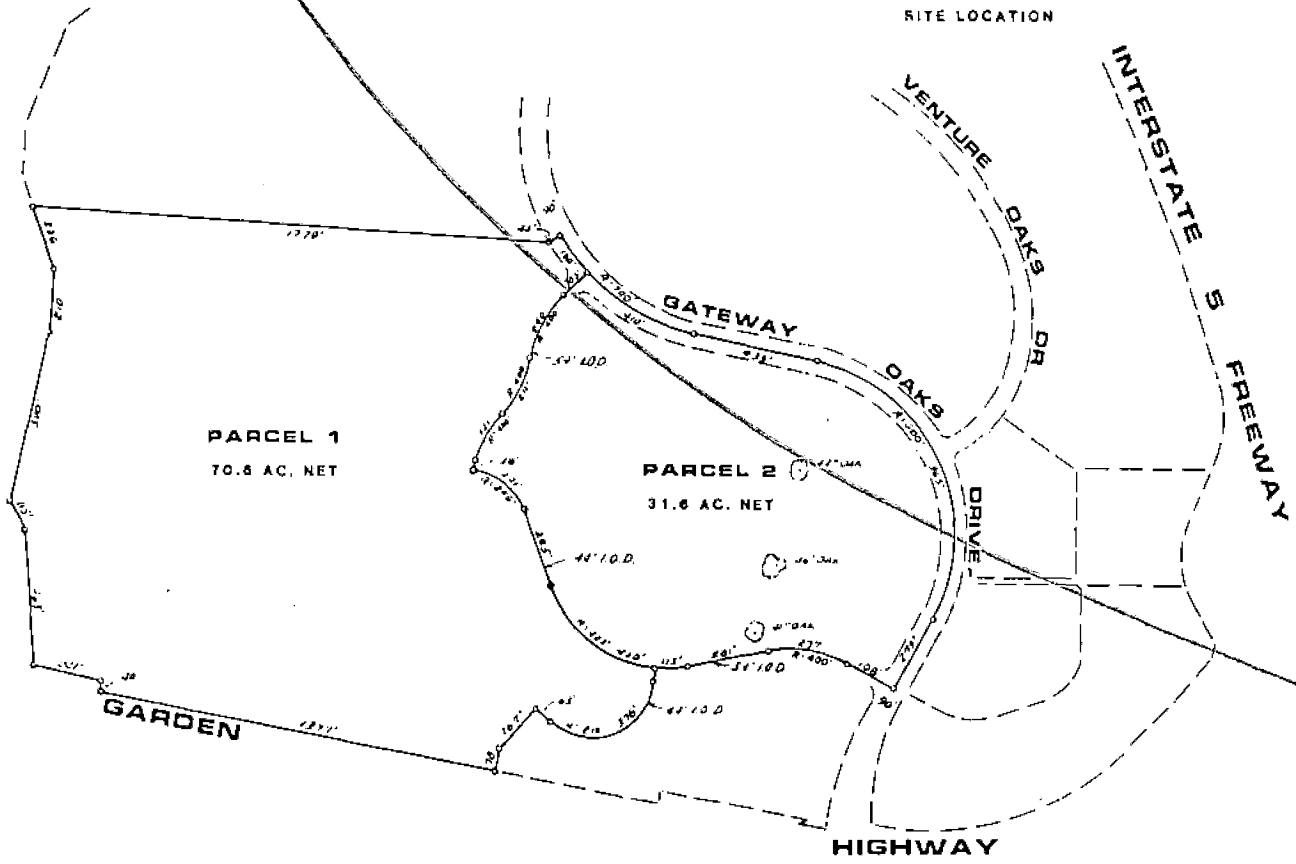
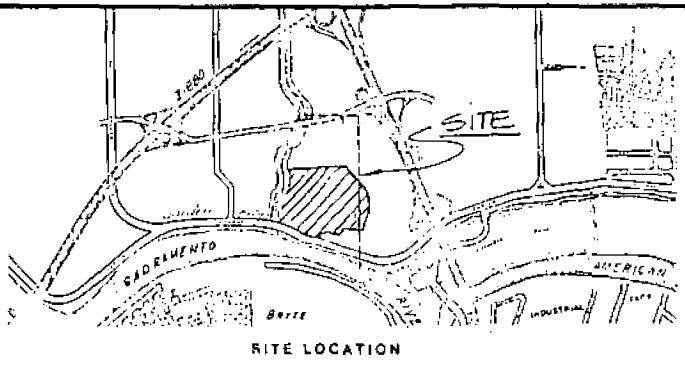
CITY CLERK _____

P83-232



P. 83232

TENTATIVE PARCEL MAP
LOT B, 75-P.M.-34
JULY, 1983
CITY OF SACRAMENTO, CALIFORNIA



OWNER & SUBDIVIDER:
ANGELO TSAKOPOLOUS DEVELOPMENTS INC.
7700 COLLEGE TOWN DRIVE
SACRAMENTO CA 95828

ENGINEER:
THE SPINK CORPORATION
PO BOX 2511
SACRAMENTO, CA 95811

PRESENT ZONING:
R-1 & R-1A

PROPOSED ZONING:
SAME AS EXISTING
PARCEL 1: R-1 & R-1A
PARCEL 2: R-1A

PRESENT USE:
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PROPOSED USE:
SINGLE FAMILY RESIDENTIAL

NO. OF LOTS:
2

WATER SUPPLY:
CITY OF SACRAMENTO

SEWAGE DISPOSAL:
CITY OF SACRAMENTO

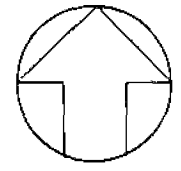
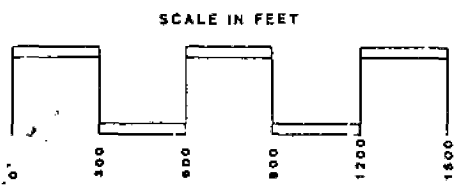
ASSESSOR PARCEL NO.:
PORTION OF 274-320-21

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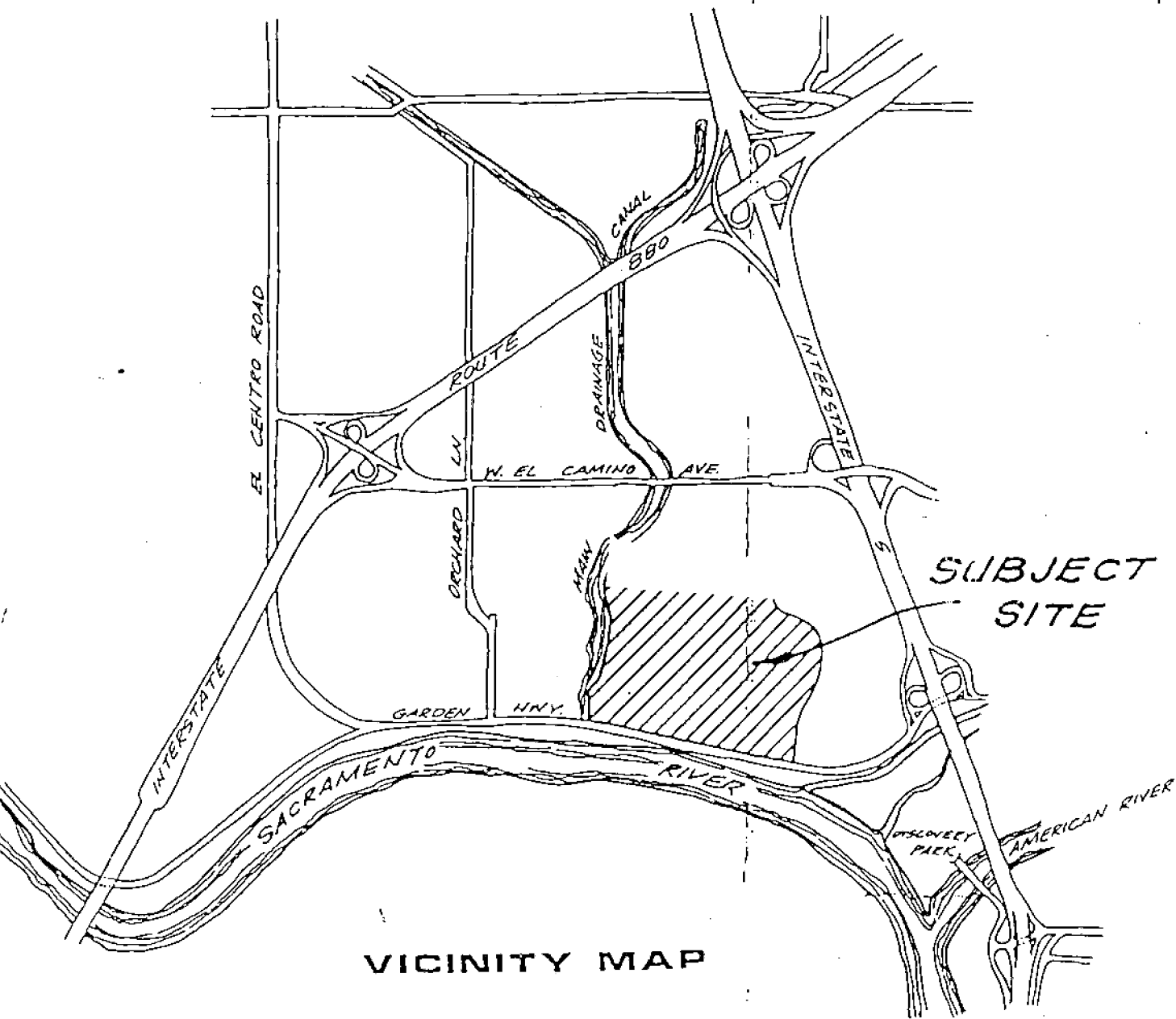
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NOTE:
LOT LINES AS NOTED ARE CENTERLINES
OF PROPOSED I.O.D.'S
SANITARY SEWERS, STORM DRAINS AND
WATER SERVICES EXIST IN GATEWAY
OAKS DRIVE





VICINITY MAP

11/11/11

August 24, 1983

Angelo Tsakopoulos Development Inc.
7700 College Town Drive
Sacramento, CA 95825

Dear Gentlemen:

On August 23, 1983, the Sacramento City Council took the following action(s) for property located NW quadrant of Garden Highway and Gateway Oaks Drive:

Adopted Resolution No. 83-656 adopting findings of Fact and approving a Tentative Map for Northwest quadrant of Garden Highway and Gateway Oaks Drive.

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

Sincerely,

Lorraine Magana
City Clerk

LM/km/25
Enclosure

cc: Planning Department
The Spink Corporation
P. O. Box 2522, 95811

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CORRECTED LETTER

November 4, 1983

Angelo Tsakopoulos Development, Inc.
7700 College Town Drive
Sacramento, CA 95825

Dear Sir or Madam:

This is to inform you that the above-referenced Resolution has been amended.

You were notified by letter dated August 24, 1983 that on August 23, 1983, the Sacramento City Council took the following action(s) for property located NW quadrant of Garden Highway and Gateway Oaks Drive:

Adopted Resolution No. 83-656 adopting Findings of Fact and approving a Tentative Map.

Enclosed, for your records, is a fully certified copy of above referenced document, as amended.

Sincerely,

Lorraine Magana
City Clerk

LM/sml/25

Enclosure: **CC83-656**

cc: Planning Department

The Spink Corporation
P. O. Box 2511, Sacramento, CA 95811



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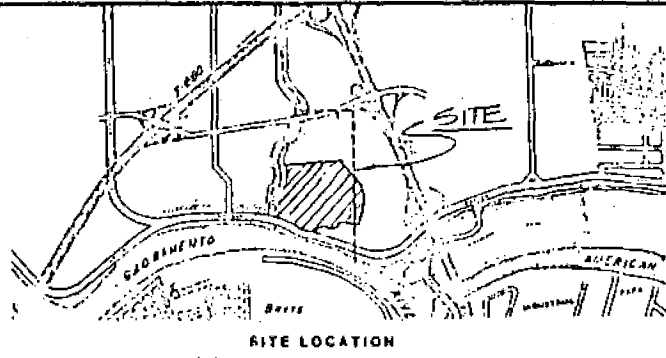
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CITY CLERK

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TENTATIVE PARCEL MAP
LOT B, 75-P.M.-34
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OWNER & SUBDIVIDER:
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7700 COLLEGE TOWN DRIVE
SACRAMENTO CA 95828

ENGINEER:
THE SPINK CORPORATION
PO BOX 2511
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PRESENT ZONING:
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PROPOSED ZONING:
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PARCEL 1: R-1 & R-1A
PARCEL 2: R-1A

PRESENT USE:
VACANT

PROPOSED USE:
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NO. OF LOTS:
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WATER SUPPLY:
CITY OF SACRAMENTO

SEWAGE DISPOSAL:
CITY OF SACRAMENTO

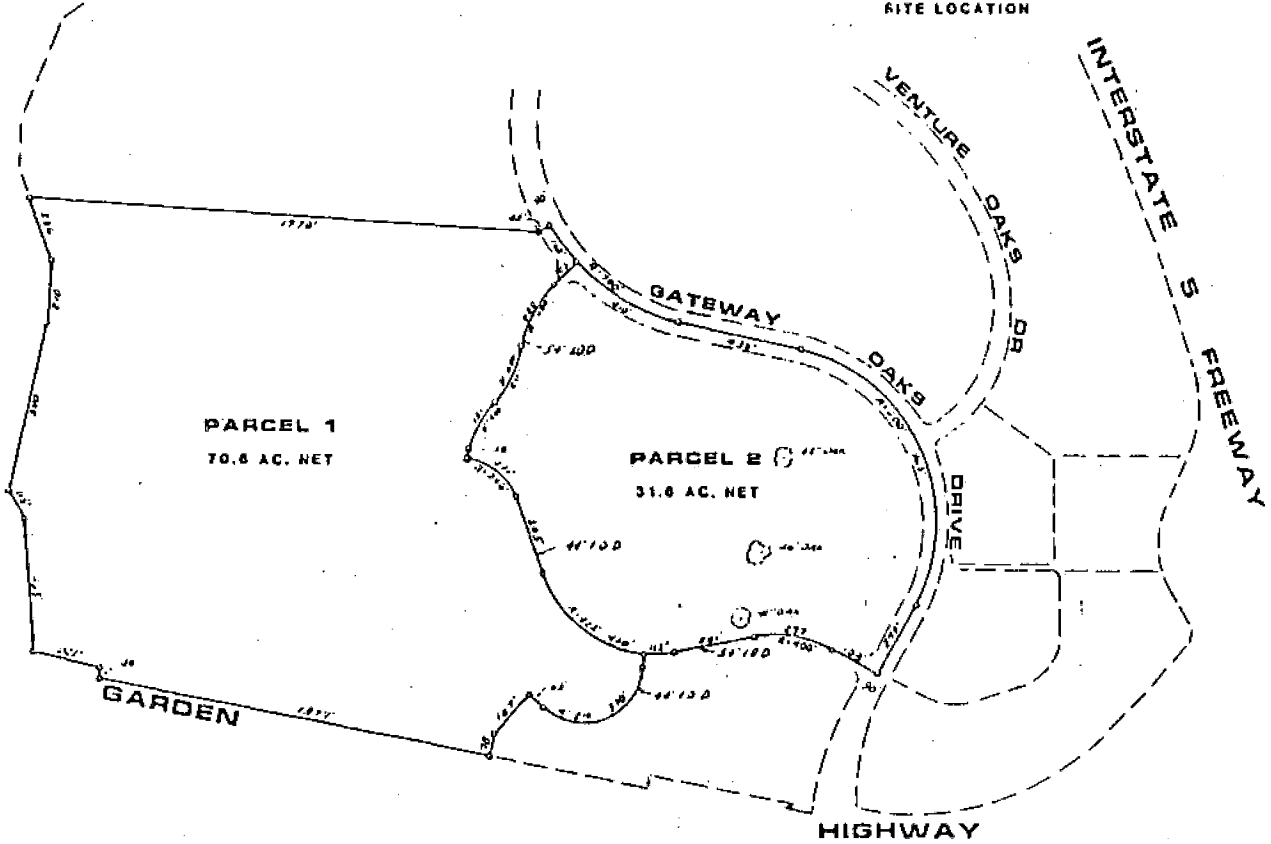
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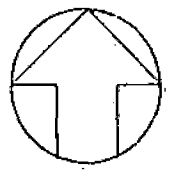
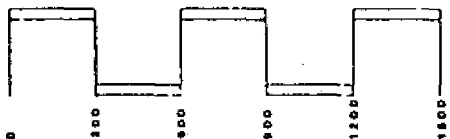
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HIGHWAY

SCALE IN FEET



NOTE:
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OF PROPOSED I.O.D.'S
SANITARY SEWERS, STORM DRAINS AND
WATER SERVICES EXIST IN GATEWAY
OAKS DRIVE

