

28



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5804

MARTY VAN DUYN  
PLANNING DIRECTOR

November 30, 1983

City Council  
Sacramento, California

Honorable Members in Session:

APPROVED  
BY THE CITY COUNCIL

DEC 6 1983

OFFICE OF THE  
CITY CLERK

- SUBJECT:
1. Environmental Determination
  2. Subdivision Modification to defer the installation of water and sewer service connections
  3. Tentative Map (P83-305) (APN: 225-230-46,59,60,66,67)

LOCATION: Southwest quadrant of I-5 and I-880

SUMMARY

This is a request to divide 178.7± vacant acres located within the Natomas Eastside Planned Unit Development into nine lots. The purpose of the division is to separate the site into parcels that will coincide with the approved residential, commercial, office land uses; and to create the park and fire station sites. The staff and Planning Commission recommend approval of the map subject to conditions.

BACKGROUND INFORMATION

On December 7, 1982, the City Council approved the Natomas Eastside Planned Unit Development for the subject site (P-9114). This development consists of 733,211 square feet of offices, a 196,000 square foot shopping center, 900 residential units, a 10 acre city park and parkway strip, a one acre fire station and an I-5 scenic corridor. The requested Tentative Map is in conformance with the PUD Schematic Plan. It will separate the site into nine parcels that will coincide with the approved land uses.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

The applicant has also requested a Subdivision Modification to defer the installation of water and sewer service connections. Staff has no objections to the request because it is difficult to determine the size of these services until specific development plans are submitted. Also, these services will be required upon the issuance of building permits.

VOTE OF THE PLANNING COMMISSION

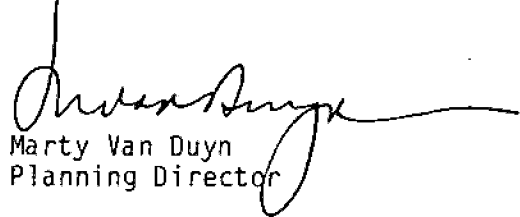
On October 27, 1983, the Planning Commission, by a vote of six ayes, two absent, and one abstention, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification with Conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

TM:lao  
Attachment  
P83-305  
wp 1A

December 6, 1983  
District No. 1

SACRAMENTO CITY PLANNING COMMISSION

28

MEETING DATE October 27, 1983

GENERAL PLAN AMENDMENT

TENTATIVE MAP

ITEM NO. 80 FILE NO. P-83-305

COMMUNITY PLAN AMENDMENT

SUBDIVISION MODIFICATION

M- \_\_\_\_\_

REZONING

ENVIRONMENTAL DET.

SPECIAL PERMIT

OTHER \_\_\_\_\_

VARIANCE

Recommendation LOCATION: Southwest quadrant of J-5 and J-880

- Favorable w/cond.  
 Unfavorable  Petition  Correspondence

NAME	PROPOSERS	ADDRESS
	Bill Holliman	555 Capitol Mall, Sacramento, CA
	John Pitalo	1767 J Tribute Road, Sacramento, CA 95815
NAME	OPPONENTS	ADDRESS
	Robert Doyle	(Chirman. Cap. Improvs. Committee)

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			✓
Fong	absent			
Holloway	✓			
Hunter	✓		✓	
Ishmael	✓			
Larson	✓			
Silva	absent			
Simpson	absent			
Goodin	✓			

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

98

\* AMENDED

# RESOLUTION No. 83-968

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR  
PROPERTY LOCATED ON THE SOUTHWEST QUADRANT OF  
I-5 AND I-880  
(P-83-305)(APN:225-230-46-59,60,66,67)

WHEREAS, the City Council, on December 6, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the southwest quadrant of I-5 and I-880

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 City Planning Commission 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 balanced 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

**APPROVED**  
BY THE CITY COUNCIL

DEC 6 1983

OFFICE OF THE  
CITY CLERK

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 1978 South Natomas Community Plan designate the subject site for office building 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 Water 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. In the matter of the hereby approved requested subdivision modification to defer water and sewer service connections:
  - a. There are circumstances in this case to defer these services 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 size of service lines until specific development plans are presented.
  - 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 these services will be required upon the issuance of building permits
  - 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 granting the modification will not alter 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 office, commercial, and residential
7. 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;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer (show existing sewers and drain easements thru parcel 2). Provide sewer and drain easements thru parcel 1 for future extension to the south;
- c. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and proposed lot. These services must be paid for and installed at the time of obtaining building permits;
- d. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments.
- e. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate to the City the required parkland dedication;
- f. Right-of-way study and dedication required for West El Camino Avenue;
- g. Pay necessary fees to RD 1000 for increased runoff into their facilities over and above original plan for this area;
- h. Provide funds for 25% of the estimated cost of the future widening of the existing bridge across the Main Drainage Canal;
- i. *\*Prior to obtaining a building permit for more than 350,000 sq. ft. in Phase I, a roadway connecting the two sides of the loop street along with that portion of the west side of the loop connecting said roadway with West El Camino shall be constructed at a location as determined by the Traffic Engineer; provided that if significant changes are made in the traffic circulation plan for the area, this requirement will be reconsidered.*
- j. Dedicate the fire station site to the City of Sacramento in fee with appropriate credit given;
- k. Pursuant to Section 4-8 of the Development Agreement, the applicant shall submit a copy of the association mechanism on CCRs for planning staff review and approval;
- l. Revise the right-of-way and alignment for the loop street to the satisfaction of the City Traffic Engineer;

- m. Provide for half the cost of signalization at the intersection of West El Camino Avenue and the loop road as required by the City Traffic Engineer.
- n. To satisfy the above conditions "h" and "m", the provisions for financing may be accommodated through an assessment district or other mechanism approved by the City.

Note: No City contribution for overwidth pavement shall be applicable if the applicant incorporates a 90' right-of-way for the proposed loop street.

*\*Except for those portions of the 90' right-of-way which would be required by the Traffic Engineer in accordance with existing City Policy.*

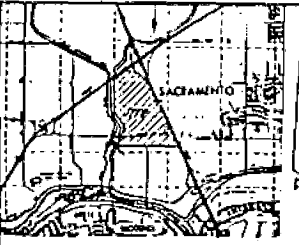
\_\_\_\_\_  
MAYOR

ATTEST:

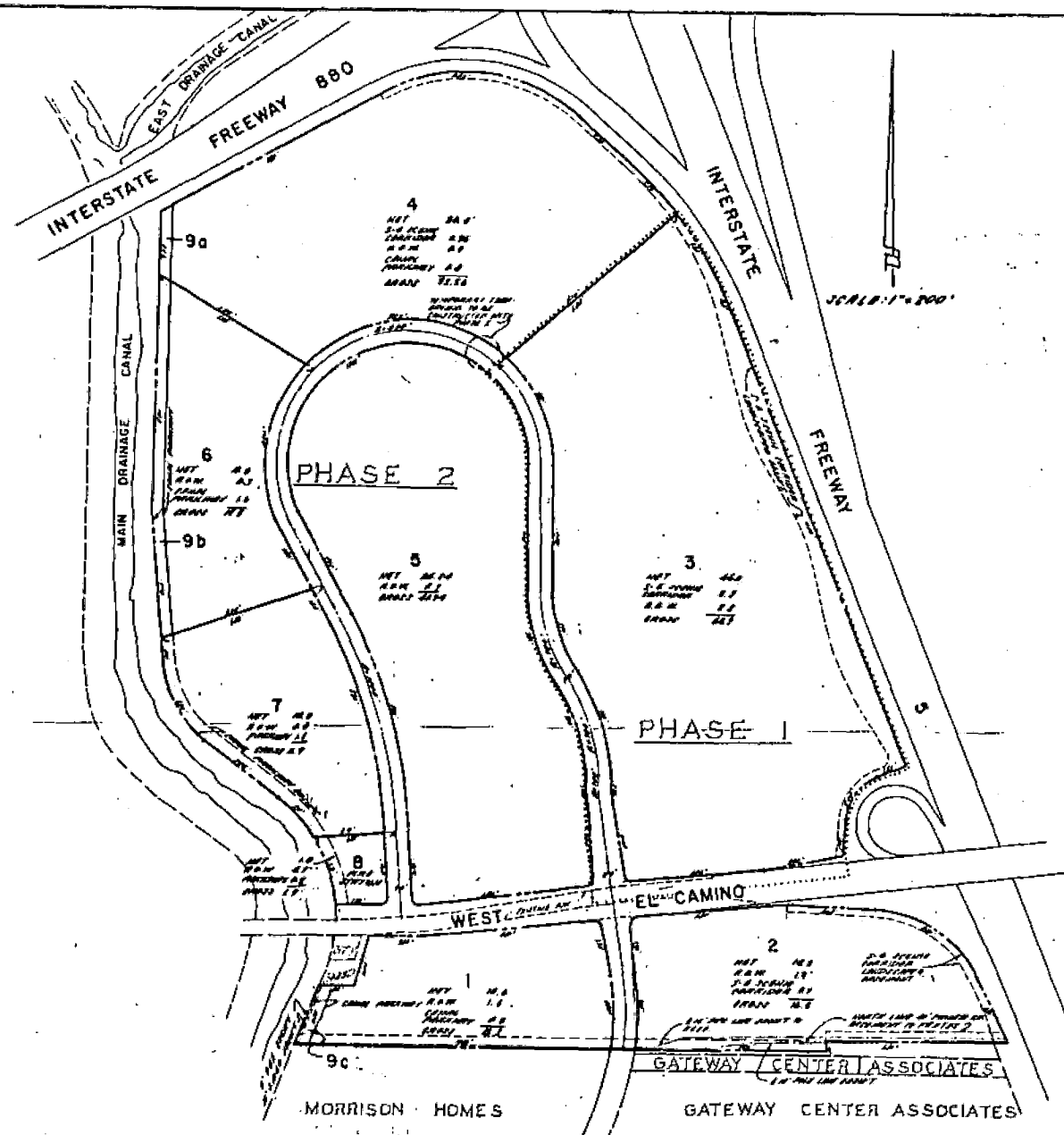
\_\_\_\_\_  
CITY CLERK

PS3-305

10-27-83



LOCATION MAP



DATE: 10/27/83  
 PROJECT NO.: 10-27-83  
 SHEET NO.: 1  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 200'  
 CITY OF SACRAMENTO, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF ENGINEERING  
 PROJECT: CAPITAL BUSINESS PARK  
 SHEET: 1 OF 1  
 DATE: 10/27/83

10-27-83

FIELD NO.	SCALE:	DRAWN BY:	CHECKED BY:	MORTON & PITALO, INC.	DATE:	LATE
				CIVIL ENGINEERING		10/27/83
DESCRIPTION	APPROVED:	SUBJECT:	DATE:	PLANNING SURVEYING		1
						1

TENTATIVE MAP FOR  
**CAPITOL BUSINESS PARK**  
 CITY OF SACRAMENTO, CALIFORNIA



# RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR  
PROPERTY LOCATED ON THE SOUTHWEST QUADRANT OF  
I-5 AND I-880  
(P-83-305)(APN:225-230-46-59,60,66,67)

WHEREAS, the City Council, on December 6, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the southwest quadrant of I-5 and I-880

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 City Planning Commission 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 balanced 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
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 1978 South Natomas Community Plan designate the subject site for office building 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 Water 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. In the matter of the hereby approved requested subdivision modification to defer water and sewer service connections:
  - a. There are circumstances in this case to defer these services 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 size of service lines until specific development plans are presented.
  - 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 these services will be required upon the issuance of building permits
  - 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 granting the modification will not alter 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 office, commercial, and residential
- 7. 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;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer (show existing sewers and drain easements thru parcel 2). Provide sewer and drain easements thru parcel 1 for future extension to the south;
- c. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and proposed lot. These services must be paid for and installed at the time of obtaining building permits;
- d. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments.
- e. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate to the City the required parkland dedication;
- f. Right-of-way study and dedication required for West El Camino Avenue;
- g. Pay necessary fees to RD 1000 for increased runoff into their facilities over and above original plan for this area;
- h. Provide funds for 25% of the estimated cost of the future widening of the existing bridge across the Main Drainage Canal;
- i. Eliminate the temporary turnaround and provide a minimum of 36' of pavement and utilities on the loop street back to West El Camino Avenue with phase I, or alternative acceptable to the City Traffic Engineer;
- j. Dedicate the fire station site to the City of Sacramento in fee with appropriate credit given;
- k. Pursuant to Section 4-B of the Development Agreement, the applicant shall submit a copy of the association mechanism on CCRs for planning staff review and approval;
- l. Revise the right-of-way and alignment for the loop street to the satisfaction of the City Traffic Engineer;

- m. Provide for half the cost of signalization at the intersection of West El Camino Avenue and the loop road as required by the City Traffic Engineer.
- n. To satisfy the above conditions "h" and "m", the provisions for financing may be accommodated through an assessment district or other mechanism approved by the City.

Note: No City contribution for overwidth pavement shall be applicable if the applicant incorporates a 90' right-of-way for the proposed loop street.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P83-305



STAFF REPORT AMENDED 10-27-83  
CITY PLANNING COMMISSION

28

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	885 Investment Company, P.O. Box 255543, Sacramento, CA 95865		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	9-8-83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC	9-21-83	EIR	ASSESSOR'S PCL. NO. 225-230-46,59,60,66,67

- APPLICATION:
1. Negative Declaration
  2. Subdivision Modification to waive sewer and water service connections
  3. Tentative Map (P83-305)

LOCATION: Southwest quadrant of I-5 and I-880

PROPOSAL: To divide 178.7± vacant acres located within the Natomas Eastside Planned Unit Development into nine lots.

PROJECT INFORMATION:

1974 General Plan Designation: Natomas Eastside PUD  
1978 South Natomas Community  
Plan Designation (as amended): Natomas Eastside PUD  
Existing Zoning of Site: SC(PUD), OB(PUD), R-2B(PUD)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: I-880 Freeway; TC  
South: Vacant; R-2B(PUD) & OB(PUD)  
East: I-5 Freeway; TC  
West: Vacant & drainage canal; A

Property Dimensions: Irregular  
Property Area: 178.7± acres  
Topography: Flat to sloping  
Street Improvements: To be provided  
Utilities: To be provided

Background Information: On December 7, 1982 the City Council approved the Natomas Eastside Planned Unit Development for the subject site (P-9114). The existing schematic plan consists of the following land uses;

a.	office	45 acres	733,211 sq. ft.
b.	shopping center	28 acres	196,000 sq. ft.
c.	residential	74 acres	900 units
d.	park	10 acres	
e.	parkway	3.9 acres	
f.	fire station	1± acres	
g.	I-5 scenic corridor	6.2 acres	

The site is currently utilized for agricultural purposes. The applicant is requesting a tentative map to subdivide the subject site in accordance with the PUD Schematic Plan.

Subdivision Review Committee Recommendation: On September 28, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer (show existing sewers and drain easements thru parcel 2). Provide sewer and drain easements thru parcel 1 for future extension to the south;
3. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and proposed lot. These services must be paid for and installed at the time of obtaining building permits;
4. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments.
5. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate to the City the required parkland dedication;
6. Right-of-way study and dedication required for West El Camino Avenue;
7. Pay necessary fees to RD 1000 for increased runoff into their facilities over and above original plan for this area;
8. Provide funds for one-half of the estimated cost of the future widening of the existing bridge across the Main Drainage Canal;
9. Eliminate the temporary turnaround and provide a minimum of 36' of pavement and utilities on the loop street back to West El Camino Avenue with phase I;
10. Dedicate the fire station site to the City of Sacramento in fee with appropriate credit given;
11. Pursuant to Section 4-B of the Development Agreement, the applicant shall submit a copy of the association mechanism on CCRs for planning staff review and approval;
12. Revise the right-of-way for the loop street to include a 54' right-of-way or a 1000' radius;
13. Provide for signalization at the intersection of West El Camino Avenue and the loop road as required by the City Traffic Engineer;

Note: No City contribution for overwidth pavement shall be applicable if the applicant incorporates a 90' right-of-way for the proposed loop street.

The Subdivision Review Committee also recommended approval of the subdivision modification to waive sewer and water hookups until such time as building permits are requested. This is to avoid possible damage or misuse of inactive hookups.

Staff Evaluation: The staff has the following comments;

1. The tentative map, as conditioned by the Subdivision Review Committee, is consistent with the amended South Natomas Community Plan as well as the Natomas Eastside Schematic Plan.
2. The tentative map indicates that the final map will be recorded in two phases. The first phase consists of the area designated for 733,000 square feet of office development whereas the second phase consists of the balance of the site.

Most of the Subdivision Review Committee recommended conditions are to be complied with prior to the filing of any phase of the final map. The exceptions to this are conditions "g" and "e". Both of these conditions (Parkland Dedication and Reclamation District 1000 fees) are to be complied with on a per phase basis.

3. The Planning and Community Services Departments have determined that 7.92 acres of land are required for Parkland Dedication purposes. Prior to filing the map for the second phase of the project, the applicant shall dedicate 7.92 acres of land which coincides with the park designated in the schematic plan.

Staff Recommendation: The staff recommends the following actions;

1. Ratification of the Negative Declaration;
2. Approval of the Subdivision Modification to waive sewer and water services; and
3. Approval of the Tentative Map subject to the following conditions:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer (show existing sewers and drain easements thru parcel 2). Provide sewer and drain easements thru parcel 1 for future extension to the south;
  - c. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and proposed lot. These services must be paid for and installed at the time of obtaining building permits;
  - d. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments.
  - e. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate to the City the required parkland dedication;
  - f. Right-of-way study and dedication required for West El Camino Avenue;
  - g. Pay necessary fees to RD 1000 for increased runoff into their facilities over and above original plan for this area;
  - h. Provide funds for <sup>25%</sup> ~~one-half~~ of the estimated cost of the future widening of the existing bridge across the Main Drainage Canal; (CPC amended)



*JR*

- i. Eliminate the temporary turnaround and provide a minimum of 36' of pavement and utilities on the loop street back to West El Camino Avenue with phase I; *or an alternative acceptable to the City Traffic Engineer; (CPC amended)*
- j. Dedicate the fire station site to the City of Sacramento in fee with appropriate credit given;
- k. Pursuant to Section 4-B of the Development Agreement, the applicant shall submit a copy of the association mechanism on CCRs for planning staff review and approval;
- l. Revise the right-of-way *and alignment* for the loop street to *include a 54' right-of-way of a 1000' radius, the satisfaction of the City Traffic Engineer; (CPC amended)*
- m. Provide for *1/2 the cost of* signalization at the intersection of West El Camino Avenue and the loop road as required by the City Traffic Engineer.

Note: No City contribution for overwidth pavement shall be applicable if the applicant incorporates a 90' right-of-way for the proposed loop street.

MEMORANDUM

TO: Tom Miller, Associate Planner

FROM: Jim Bloodgood, Traffic Engineer

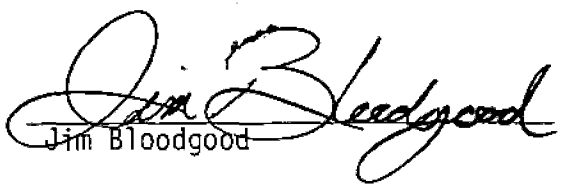
DATE: October 27, 1983

SUBJECT: CAPITOL BUSINESS PARK (P83-305)

At the subdivision review committee meeting of September 28, the Traffic Engineering Division recommended adoption of Condition 12 on Page 2 of the Planning Staff Report. The Traffic Engineering Division should like to modify the condition to read the following. "Revise the right of way and the alignment for the loop street to the satisfaction of the Traffic Engineer." Our reason for requesting this revision is that part of the loop street will need to have a right of way of 90 feet, while other portions will need to have a right of way of 64 feet (54 feet plus 10 feet for bike lanes). The location of the transitions between the right of ways cannot be determined until a more detailed sight plan is presented. The radius requirement should be changed to reflect which ever right of way is used and to allow some flexibility in the design given the limitation imposed by the parcel configuration.

We would emphasize that only portions of the loop street requires a 90 foot right of way street. The City will not contribute to the construction costs of overwidth pavement where such pavement is not deemed necessary should the developer incorporate a 90 foot right of way for the entire loop street.

We would also like to request another condition on this project. From the beginning of the South Natomas Business Park proposals this Division was working under the assumption that an east-west cross street connecting the loop street, north of West El Camino, was part of the overall development plan. As such, this roadway became an integral part of the traffic analysis of the South Natomas Business Park. The attached exhibits explain in more detail why this roadway is so important to the circulation pattern of the area. Please have the inclusion of this roadway added to the conditions of approval of this development.

  
 Jim Bloodgood

JB:alw  
 attachment

cc: Dee Lewis  
 Les Frink  
 John Pitalo

U

28

JHB

June 6, 1983

MEMO TO: CLIF CARSTENS, SENIOR PLANNER  
FROM: JAMES H. BLOODGOOD, ASSOCIATE CIVIL ENGINEER  
SUBJECT: CAPITOL BUSINESS PARK (FORMERLY CAPITOL GATEWAY)

On August 30, 1982, in a memo to Diana Parker, I indicated that this division was requiring the dedication and improvement of an east-west connecting street north of W. El Camino. On December 8, Les Frink re-emphasized the need for this roadway in a memo to Marty Van Duyr. On April 4, 1983, in a memo to you outlining our requirements for the Capitol Gateway proposal, I once again requested this road. The latest proposal for this property again does not show this road.

The South Natomas Business Park D.E.I.R. shows this road as part of the Natomas Eastside Development. This was an important factor in mitigating the traffic situation at the intersection of Gateway Oaks and W. El Camino. When this intersection begins to congest, traffic can bypass the situation by gaining access to W. El Camino via the next intersection to the west. Without this connection, access to the next intersection to the west will require motorists to traverse the entire loop street which would take much more time. Because of this, the motorist may become discouraged and just sit at Gateway Oaks and W. El Camino through several signal cycles, adding to the congestion. This division will adamantly continue to require this roadway.

The current plan also shows several strange looking kinks in the W. El Camino right of way. The final alignment and width will be subject to the review and approval of the City Engineer.

Please include the remainder of my April 4 memo as part of this review.

James H. Bloodgood

JHB/mf

28 Jim

April 4, 1983

MEMO TO: CLIF CARSTENS, SENIOR PLANNER

FROM: JIM BLOODGOOD, ASSOCIATE CIVIL ENGINEER

SUBJECT: CAPITOL GATEWAY REVIEW (FORMERLY NATOMAS EASTSIDE)

1. Dedicate and improve West El Camino to a 120'r/w standard.
2. Dedicate and improve Gateway Oaks Drive (main north/south street) to 90'r/w standard from the south property line of the project to the first public street intersection north of W. El Camino Avenue.
3. Dedicate and improve the remaining portion of Natomas Oaks Drive to a 64'r/w standard (collector and bike lanes) to its intersection with W. El Camino.
4. Dedicate and improve loop to 58' r/w standard (office access road) with expanded intersection at Gateway Oaks Drive.
5. Dedicate and improve expanded intersection at Gateway Oaks Drive and W. El Camino.
6. Offsite improvement and expansion of the bridge across the drainage canal and offsite pavement tapers will be required.
- ✓ 7. Dedicate and improve an east/west street north of W. El Camino connecting east and west Natomas Oaks Drive (loop) to a 64' r/w standard.
8. Provide a fully accuated traffic signal at the intersection of Natomas Oaks Drive and W. El Camino.

\_\_\_\_\_  
Jim Bloodgood

JB/eaj

December 8, 1982

MENO TO: MARTY VAN DUYN, DIRECTOR, PLANNING  
FROM: L. M. FRINK, TRAFFIC ENGINEER  
SUBJECT: NATOMAS EASTSIDE PROJECT

The main roadway in the Natomas Eastside Project is a very long loop north of El Camino. When this project was first proposed, we insisted that there had to be an east-west roadway north of El Camino connecting the two sides of the loop. For many months, the Natomas Eastside plans showed this connecting roadway but the more recent plans excluded it. On August 30, Jim Bloodgood included this roadway in a list of comments that he sent to Diana Parker. I notice on the plans that were presented to the Council yesterday this roadway still does not show.

We cannot approve the road plans for Natomas Eastside without this roadway. I also suspect the Fire Department will have some concerns about such a long roadway with no alternative routes to get from one side to the other. It is my understanding that your staff approved of the removal of the roadway because of a desire to keep office traffic out of a residential area. This is not single family residential, and I see no need to be concerned about the conflicts between traffic and residential development in a situation such as this.

\_\_\_\_\_  
L. M. Frink

LHF/mf  
cc: John Varozza  
Bill Powell, Fire Department

August 30, 1982

MEMO TO: DIANA PARKER, ASSOCIATE PLANNER  
FROM: JAMES BLOODGOOD, ASSISTANT CIVIL ENGINEER  
SUBJECT: SOUTH NATOMAS BUSINESS PARK SITE PLAN REVIEW

NATOMAS EASTSIDE

1. Dedicate and improve West El Camino Avenue to a 120' r/w standard.
2. Dedicate and improve Natomas Oaks Drive (main north/south street) to 90' r/w standard from the south property line of the project to the first public street intersection north of W. El Camino Avenue.
3. Dedicate and improve the remaining portion of Natomas Oaks Drive to a 64' r/w standard (collector and bike lanes) to its intersection with W. El Camino.
4. Dedicate and improve loop to a 64' r/w standard (office access road).
5. Dedicate and improve expanded intersection at Natomas Oaks Drive and W. El Camino.
6. Offsite improvement and expansion of the bridge across the drainage canal and offsite pavement tapers will be required.
7. Few access points to individual parcels are indicated on the plan. For example, Parcels 8 and 9 total 606 residential units with but three points of access to public streets, and Parcel 10 has 481 units being served by one access point.
- ✓ 8. Dedicate and improve an east/west street north of W. El Camino connecting east and west Natomas Oaks Drive (loop) to a 64' r/w standard.
9. Provide a fully actuated traffic signal at the intersection of Natomas Oaks Drive and W. El Camino.

GATEWAY CENTER























1. Dedicate and improve loop road to 64' r/w standard.
2. No access from Lot 1 or 2 of Gateway Centers to Lot 2 of Natomas Eastside.
3. Relocate main access to residential parcel from Natomas Oaks Drive to a tangent portion of Natomas Oaks Drive (provides better visibility of traffic).
4. Provide a fully actuated traffic signal at the intersection of Natomas Oaks Drive and Garden Highway.

CREEKSIDE OFFICE PARK

1. Dedicate and improve W. El Camino to a 60' half section.

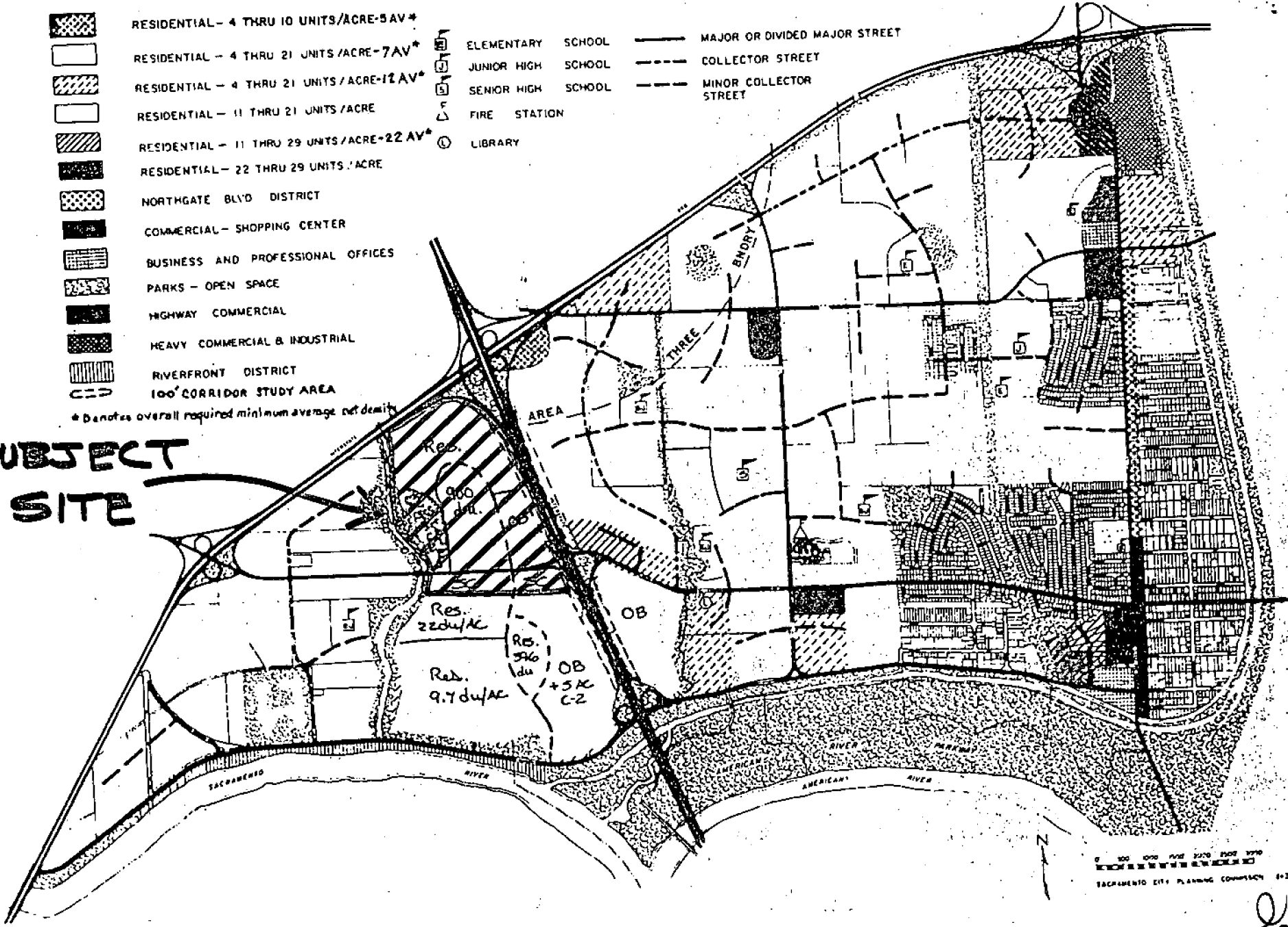
993-305

# LOCATION MAP

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5AV\*
  -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7AV\*
  -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12AV\*
  -  RESIDENTIAL - 11 THRU 21 UNITS /ACRE
  -  RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22 AV\*
  -  RESIDENTIAL - 22 THRU 29 UNITS /ACRE
  -  NORTHGATE BLVD DISTRICT
  -  COMMERCIAL - SHOPPING CENTER
  -  BUSINESS AND PROFESSIONAL OFFICES
  -  PARKS - OPEN SPACE
  -  HIGHWAY COMMERCIAL
  -  HEAVY COMMERCIAL & INDUSTRIAL
  -  RIVERFRONT DISTRICT
  -  100' CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
  -  JUNIOR HIGH SCHOOL
  -  SENIOR HIGH SCHOOL
  -  FIRE STATION
  -  LIBRARY
-  MAJOR OR DIVIDED MAJOR STREET
  -  COLLECTOR STREET
  -  MINOR COLLECTOR STREET

\* Denotes overall required minimum average net density

## SUBJECT SITE



## SOUTH NATOMAS COMMUNITY PLAN

10-27-83

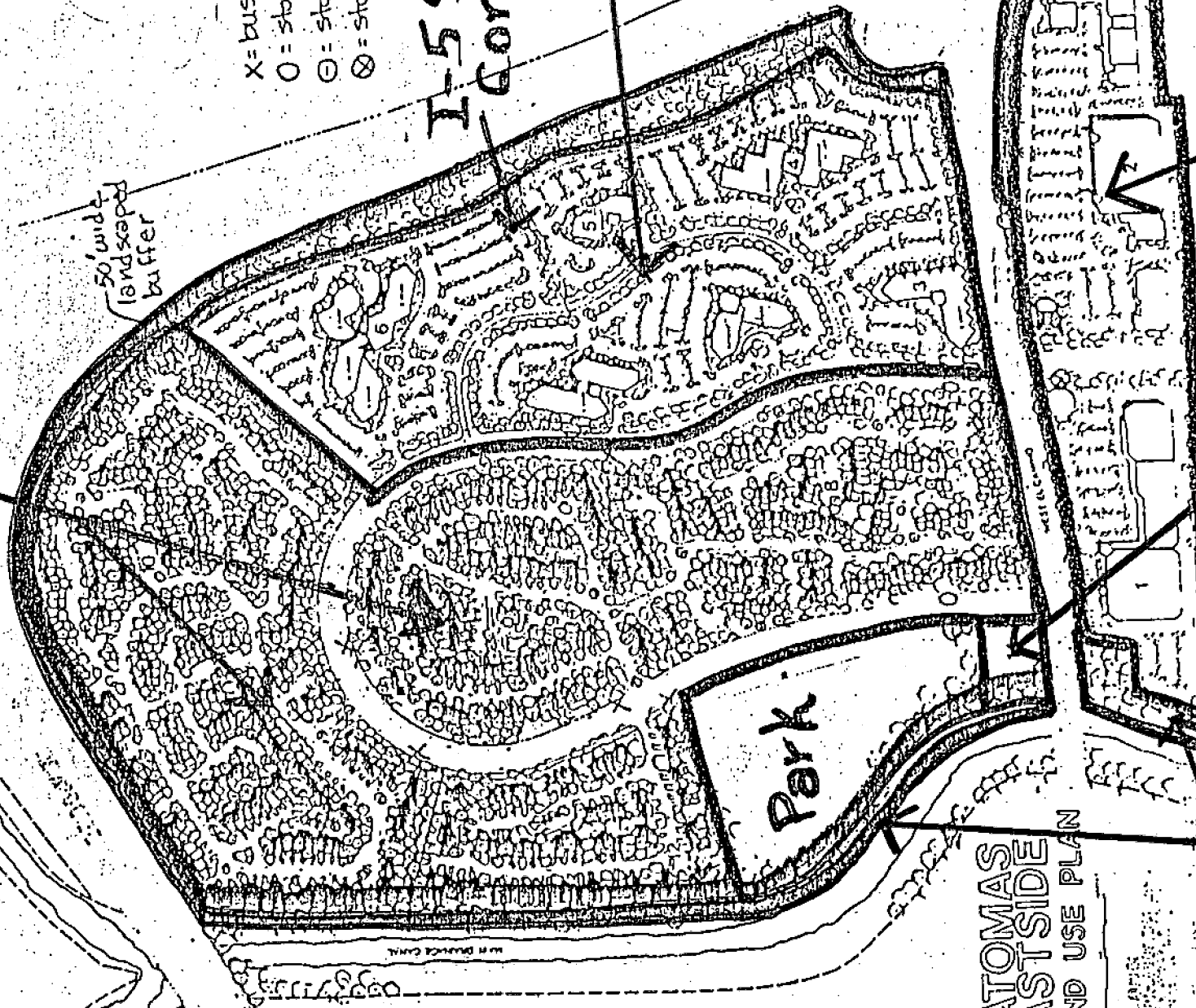
8  
No. 15

28

28

Residential

50' wide landscaped buffer



- x = bus stop
- = stop w/ turnout
- ⊙ = stop w/ shelter
- ⊗ = stop w turnout & shelter

I-5 Scenic Corridor

Office

EXHIBIT A

NATOMAS EASTSIDE LAND USE PLAN

Parkway Corridor

Shopping Center

Fire Station

82-851

DEC. 7 1982

10-27-83  
10-13-83

83-305

No. 158