



**CITY OF SACRAMENTO PLANNING COMMISSION  
RECORD OF DECISION**

New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

Project Name:	Natomas Central Rezone
Project Number:	P08-066
Project Location:	Natomas Central Drive and Kos Island Avenue
Assessor's Parcel No.:	225-2270-027
Applicant:	Rich Balestreri – 1375 Exposition Blvd Sacramento, CA 95815
Action Status:	Forward to City Council with no recommendation      Action Date: 9/25/2008

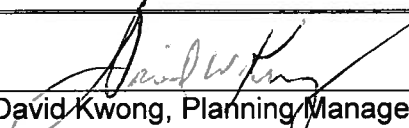
**REQUESTED  
ENTITLEMENT(S):**

A request to convert an existing school site and surrounding land (13.3 acres) to 118 single family homes and one park lot. The project requires General Plan, Community Plan, Inclusionary Housing Plan and Schematic Plan Amendments, a Rezone, a Tentative Map, Subdivision Modifications, and a Special Permit to develop single-family homes in the R-1A zone.

<b>ACTIONS TAKEN:</b>	A. Environmental Determination: Addendum to a previously-adopted Mitigated Negative Declaration;	Forward to City Council with no recommendation
	B. Mitigation Monitoring Plan;	Forward to City Council with no recommendation
	C. General Plan Amendment to redesignate approximately 2.3 acres of Parks-Recreation-Open Space and 2.9 acres of Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na);	Forward to City Council with no recommendation
	D. North Natomas Community Plan Amendment to redesignate approximately 2.3 acres of Parks/Open Space and 8 acres of General Public Facilities to Medium Density Residential;	Forward to City Council with no recommendation
	E. Rezone of approximately 8 acres of R-1-PUD, 2.3 acres of A-OS-PUD and 2.9 acres of R-2B-PUD to R-1A-PUD;	Forward to City Council with no recommendation

F. Tentative map to subdivide 2 parcels into 119 parcels;	Forward to City Council with no recommendation
G. Subdivision modifications to allow a 41 foot wide residential street section, a dead-end street, a non standard intersection, and a non-standard elbow;	Forward to City Council with no recommendation
H. Schematic Plan Amendment to the Natomas Central PUD;	Forward to City Council with no recommendation
I. Special Permit to construct 118 single-family homes in the proposed R-1A-PUD zone;	Forward to City Council with no recommendation
J. Inclusionary Housing Plan Amendment for the Natomas Central PUD.	Forward to City Council with no recommendation

Action certified by:

  
 David Kwong, Planning Manager

Sent to Applicant: 9/29/2008

By:   
 Paul Philley

**NOTICE OF PROTEST RIGHTS**

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of

fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

**PLAN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

**APPEALS**

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richards Blvd., 3rd Floor, within 10 calendar days of this meeting, on or before 10/6/2008. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.