

July 20, 1983

Feature Homes, Inc.
1129 College Avenue
Santa Rosa, CA 95404

Dear Gentlemen:

On July 19, 1983, the Sacramento City Council heard your appeal from City Planning Commission action regarding Negative Declaration on Center Parkway Apartments.

The Council adopted the enclosed copy of the Findings of Fact denying the appeal; referred the to City Planning Commission to hear July 28, 1983.

Sincerely,

Lorraine Magana
City Clerk

LM/km/35
cc: Planning Department
KASL Consulting Engineers, Inc.
4200 N. Freeway Boulevard, #1B
Sacramento, CA 95834



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 14, 1983

APPROVED
BY THE CITY COUNCIL

JUL 19 1983

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of Environmental Coordinator's decision to prepare a Negative Declaration on Center Parkway Apartments (P83-143)

LOCATION: Southwest corner of Mack Road and Center Parkway

SUMMARY

The proposed Center Parkway Apartments project requires amending the General Plan, amending the Community Plan, rezoning the subject site from Single Family to Garden Apartment, and plan review. The Environmental Coordinator prepared an Initial Study and determined that the proposed project would not have significant adverse environmental impacts in which a Negative Declaration was filed with the City Clerk. Prior to the City Planning Commission action on the proposed project, an appeal of the Negative Declaration was filed because the appellant believes that the project will have quite a negative effect on schools, and police protection.

Staff recommends the appeal be denied and the project returned to the Planning Commission for action.

BACKGROUND INFORMATION

On May 5, 1983 an application was submitted to construct a 332 unit apartment complex on 15 vacant acres. The request required: amending the General Plan from Hospital to Residential land uses; amending the Valley Hi Community Plan from Hospital to Medium Density Residential land uses; rezoning from Single Family (R-1) to Garden Apartment-Review (R-2B-R); and Plan Review for a 332 unit apartment complex.

The Planning Department prepared an Initial Study, as required by CEQA, to identify and evaluate the project's potential impacts on the environment. The Initial Study stated that the proposed project would not create any significant adverse environmental impacts on the land, air, water, plants, animals, substantial change in land uses (the site is designated for urbanization), as well as substantially increasing traffic. On June 13, 1983 the Environmental Coordinator filed a Negative Declaration (a statement finding that there will not be a significant environmental effect) on the proposed project with the City Clerk. An appeal was filed on June 23, 1983 opposing the Environmental Coordinator's Negative Declaration determination. The appellant's grounds for the appeal are that there is significant feeling in the community that this project will have quite a negative effect on resources; e.g., school, protection (police), etc.

The following discussion is provided in response to the appeal:

1. Urbanization of the Site: The subject site is currently designated and zoned for residential development in which 106 dwelling units could be developed. The proposed land use was not considered to be a significant alteration because the subject site is designated for urbanization in the City's General and Community Plans for a hospital and rezone for residential.
2. Traffic: A 1980 traffic counts for Center Parkway and Mack Road near this location was 6,200 vehicles per day (VPD) and 8,200 VPD, respectively. The intersection, therefore, accommodates 14,400 VPD which is less than its capacity of approximately 40,000 VPD. The traffic generation for the subject site for R-1 land use is 1,060 VPD compared to the proposed project of 1,992 VPD. The additional 932 VPD would not be a significant increase to the existing roadway system.
3. Schools: The difference between the student generation for R-1 and the proposed project is estimated to be 4 additional students from the subject site which should not significantly affect the school system.
4. Municipal Services: The subject site is already being serviced by police, fire, waste removal, water, sewer and drainage. The increase between the R-1 and proposed project, a difference of 226 dwelling units, is not considered significant.

The proposed project will have temporary or short-term construction impacts such as construction dust and equipment emissions, noise and truck traffic; however, these are not considered to be significant adverse environmental impacts. The project will have some minor incremental cumulative impacts such as increase in traffic, schools, and municipal services; however, these additions do not exceed their capacity and therefore are not considered significant adverse environmental impacts.

Attached to this report for the Council's information are: Valley Hi Community Plan (Exhibit A), Location Map (Exhibit B), Proposed Site Plan (Exhibit C), the Appeal (Exhibit D) and the Negative Declaration (Exhibit E).

RECOMMENDATION

The staff recommends the City Council deny the appeal, adopt the attached Findings of Fact, and return the project to the Planning Commission for consideration on July 28, 1983.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:CC:cp/wp7q
Attachments
P83-143

July 19, 1983
District No. 7

In the matter of an appeal by Laurie Jones of)
the Environmental Coordinator's decision to)
file a Negative Declaration on General and)
Community Plan amendments, rezoning and plan)
review for property located at the northeast)
corner of Mack Road and Center Parkway (P83-143)

NOTICE OF DECISION
AND
FINDINGS OF FACT

The City Council, having held a public hearing on July 19, 1983, and having reviewed and considered the oral and written evidence presented and received at said hearing, the Initial Study, and the report from the Planning Department, hereby denies the appeal, affirms and approves the Negative Declaration, and finds as follows:

1. The Initial Study is adequate and complete and in compliance with provisions of the California Environmental Quality Act, the State CEQA Guidelines, and Sacramento City Environmental procedures.
2. The Initial Study did not identify any significant adverse environmental affects on the land use, street system, school and municipal services.
3. The proposed project is consistent with the overall infill and urbanization policies, goals, and objectives of the 1974 General Plan, 1968 Valley Hi Community Plan, and the Comprehensive Zoning Ordinance of the City of Sacramento.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL



JUL 19 1983

OFFICE OF THE
CITY CLERK

P83-143
7q

SUBJECT SITE

VALLEY HI COMMUNITY PLAN

-  LIGHT DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OFFICE BUILDINGS
-  SHOPPING - COMMERCIAL
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  PARKS OR OPEN SPACE
-  SCHOOLS
-  FIRE STATIONS

P83-143

6-23-8

HEBY NO.

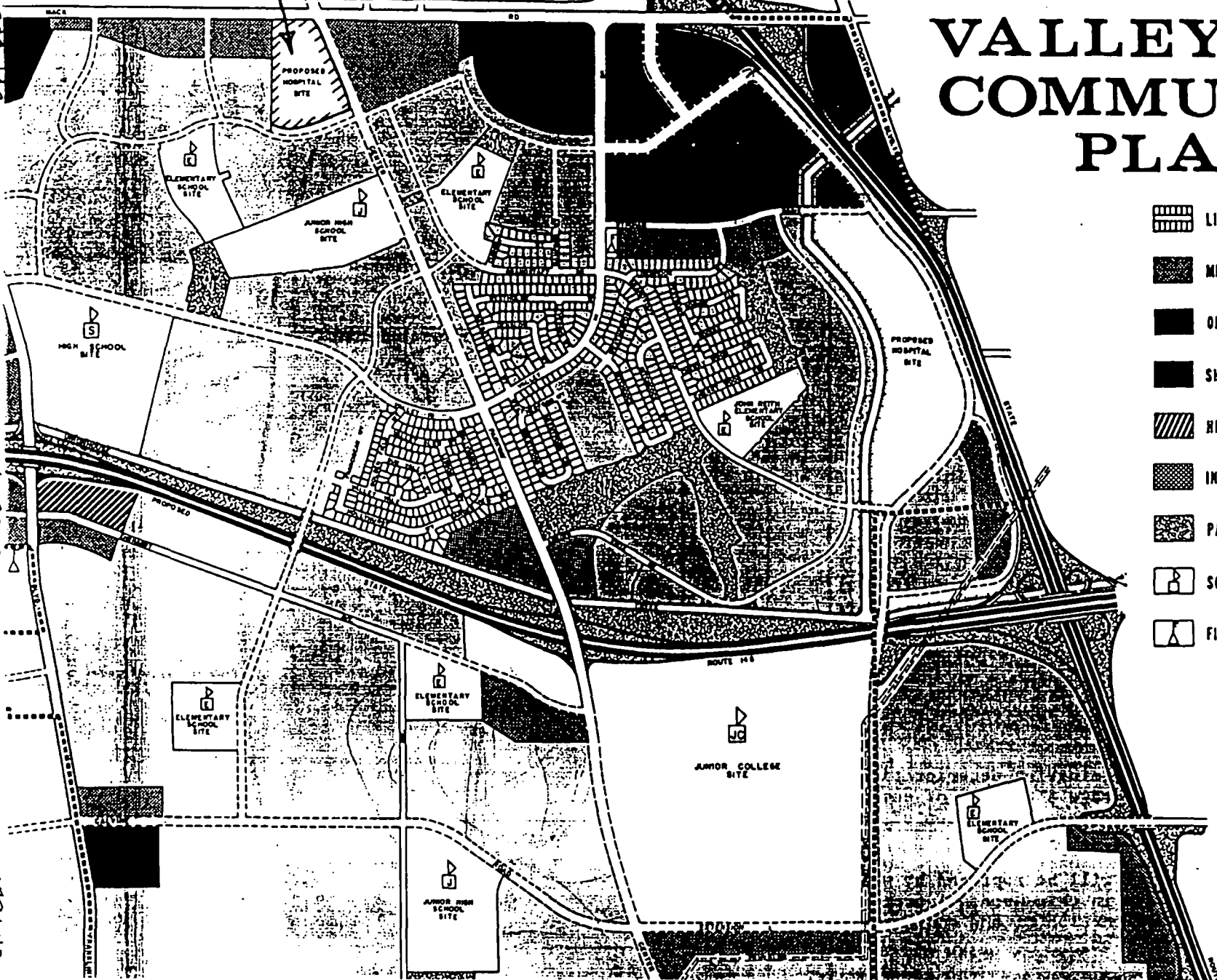
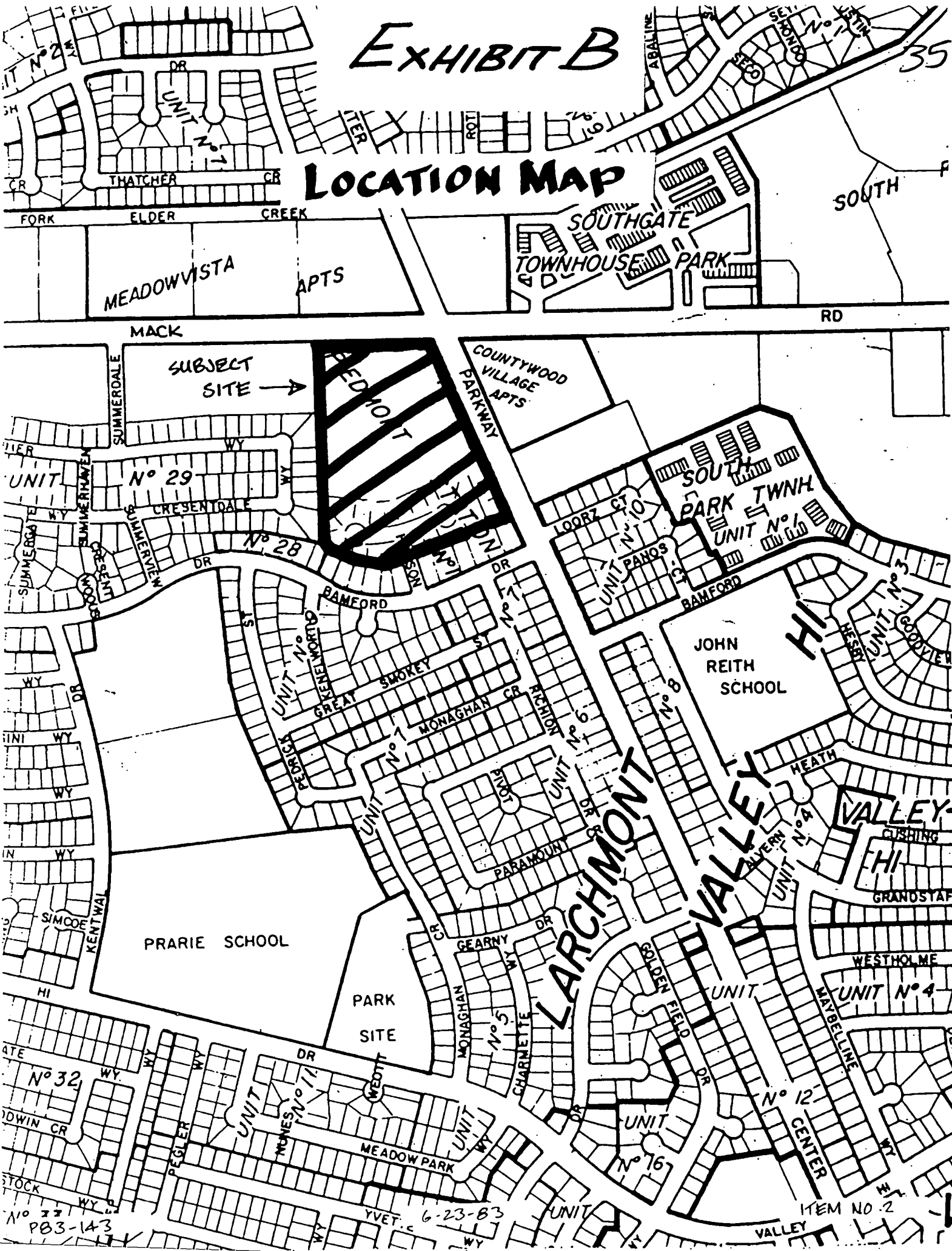


EXHIBIT A

EXHIBIT B

LOCATION MAP



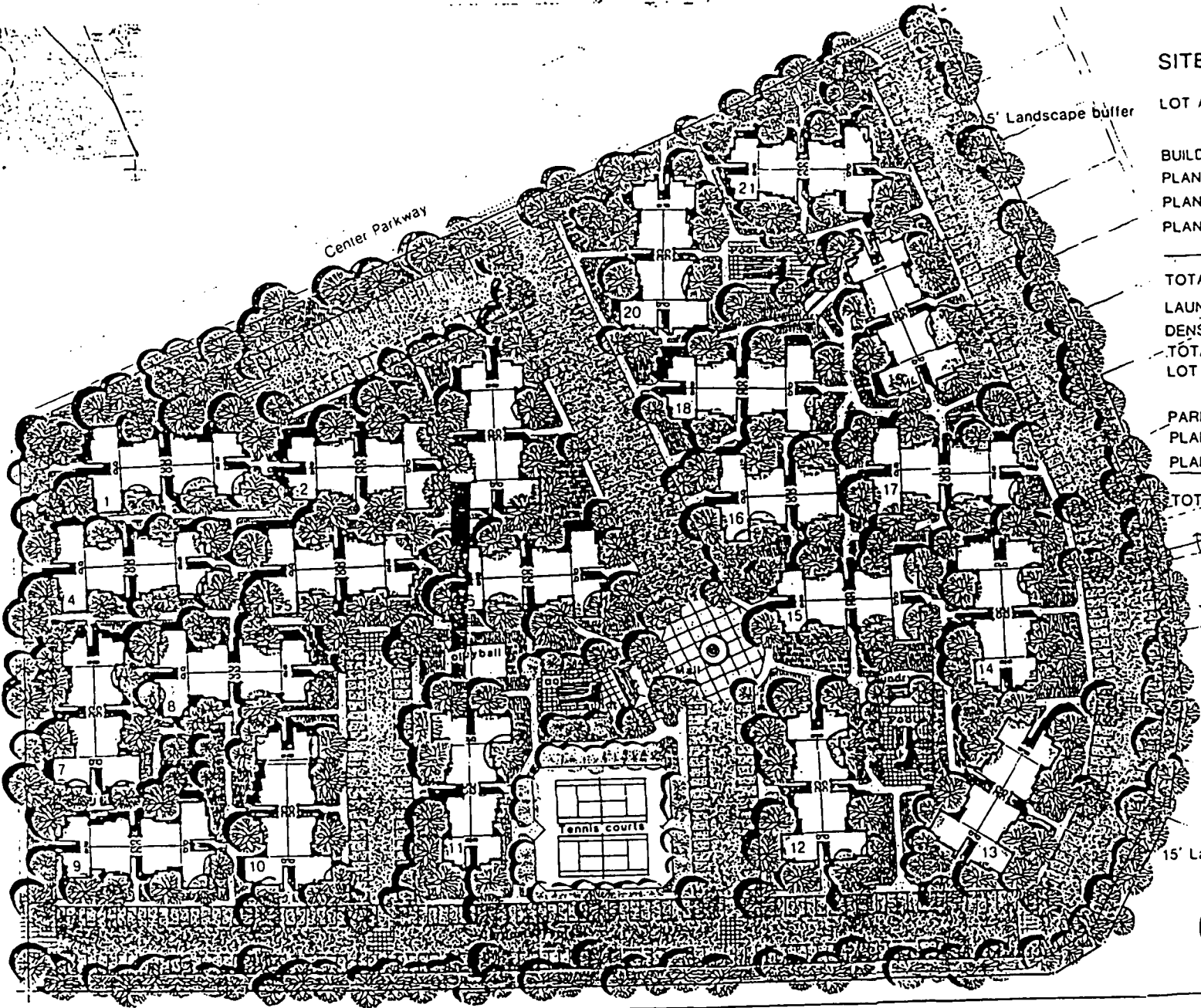
SITE SUMMARY

LOT AREA: 15.23Ac. 663,418.8 S.F.

BUILDING UNITS
 PLAN B: 1 BR. 80 x 621 S.F.: 49,680 S.F. 24%
 PLAN C: 2 BR. 168 x 821 S.F.: 137,928 S.F. 51%
 PLAN D: 2 BR. 84 x 890 S.F.: 74,760 S.F. 25%

TOTAL UNITS	332	262,368 S.F.
LAUNDRY/POOLHOUSE		2000 S.F.
DENSITY	21.78	UNITS/ ACRE
TOTAL BUILDING		264,368 S.F.
LOT COVERAGE		133,184 S.F. 20%

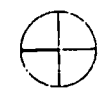
PARKING
 PLAN B: 1.5 CAR/UNIT x 120 SPACES
 PLANS C&D: 2.0 CAR/UNIT x 393 SPACES
TOTAL 513 SPACES



Abandoned street
 Existing single-family dwellings

Barnford Drive

15' Landscape buffer



0 10 40 100 20

June 14, 1983

L OWEN CHRISMAN ARCHITECT & ASSOCIATES

center parkway apartments

EXHIBIT

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Mack Road

3.168

TO THE SACRAMENTO CITY COUNCIL:

I do hereby make application to appeal the decision of the Environmental Coordinator of:

- Filing a Negative Declaration
- Requirement of an Environmental Impact Report
- Other _____

PLEASE TYPE OR PRINT

PROJECT PROPOSAL: P83-143

PROJECT ADDRESS: SW corner Mack Road + Center Parkway

Assessor's Parcel No. _____

OWNER: Feature Homes Inc.

Mailing Address: 1129 College Avenue Santa Rosa CA
City (zip code) phone 9

APPLICANT/AGENT: Laurie Jones Pacific Scene
City (zip code) phone

Mailing Address: ~~5685 Bamford Dr~~ 95823
City (zip code) phone

GROUND FOR APPEAL: (Explain in Detail and use a separate sheet if necessary)

There is significant feeling in the community that this project will have quite a negative effect on resources, e.g. schools & protection (police, etc.)

APPELLANT: Laurie Jones

Mailing Address: 5685 Bamford Dr Sacramento 95825
City (zip code) phone

APPELLANT Laurie Jones LAURIE JONES
SIGNATURE PRINT NAME

FILING FEE:
 by Applicant \$625.00

Date Received 6/23/83 By RL

Rev. 5/82

by Third Party: 40.00

RECEIPT NO. 768

P-83-143

(4 COPIES REQUIRED): MVD
HY
WW
CP
MMM (Original)



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

NEGATIVE DECLARATION

JUN 13 11 49 AM '83

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

P83-143 Amend 1974 General Plan from Hospital to Residential for 15± vac. ac.
Amend 1968 Valley Hi Community Plan from Hospital to Medium Density Residential for 15± vac. ac. Rezone 6± vac. ac. from Single Family (R-1) zone to Garden Apartment-Review (R-2B-R) zone Plan Review for a 332 unit apartment complex located on 15± vac. ac. in the Garden Apartment-Review (R-2B-R) zone.
Loc: SW cor. of Mack Road & Center Parkway APN: 117-011-24

The Sacramento City Planning Department has reviewed the proposed project and has determined that the project as proposed will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Division 6, Title 14, Chapter 3, Article 7, Section 15083 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-172) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the Sacramento City Planning Department, 927 10th Street, Sacramento, CA 95814.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By: 

P83143a



CITY OF SACRAMENTO

Planning Department
927 10th Street, Ste. 300
Sacramento, CA 95814
(916) 449-5604

INITIAL STUDY

BACKGROUND

- 1. Name of Proponent: KASL Consulting Engineers, Inc.
2. Address and Phone Number of Proponent: 4200 N. Freeway Blvd. #1B, Sac. Ca. 95834
3. Date of Checklist Submitted: 5-25-83
4. Agency Requiring Checklist: Sacramento City Plan. Dept.
5. Name of Proposal, if applicable: PB3143 Plan Review

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" are provided)

Table with 4 columns: Question, YES, MAYBE, NO. Contains questions 1. Earth and 2. Air with various sub-questions regarding geologic structures, soil, topography, erosion, and air quality.

Table with 4 columns: Question, YES, MAYBE, NO. Contains questions 3. Water, 4. Plant Life, and 5. Animal Life with various sub-questions regarding water movements, absorption rates, plant diversity, and animal life.

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	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>		<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	✓	e. Alterations to waterborne, rail or air traffic?	—	—	✓
d. Deterioration to existing fish or wildlife habitat?	—	—	✓	f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	✓
6. <u>Noise</u> . Will the proposal result in:				14. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Increases in existing noise levels?	—	—	✓	a. Fire protection?	—	—	✓
b. Exposure of people to severe noise levels?	—	—	✓	b. Police protection?	—	—	✓
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	—	—	✓	c. Schools?	—	—	✓
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	—	✓	d. Parks or other recreational facilities?	—	—	✓
9. <u>Natural Resources</u> . Will the proposal result in:				e. Maintenance of public facilities, including roads?	—	—	✓
a. Increase in the rate of use of any natural resources?	—	—	✓	f. Other governmental services?	—	—	✓
b. Substantial depletion of any nonrenewable natural resource?	—	—	✓	15. <u>Energy</u> . Will the proposal result in:			
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	✓	a. Use of substantial amounts of fuel or energy?	—	—	✓
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population?	—	—	✓	b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	✓
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	—	—	✓	16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
13. <u>Transportation/Circulation</u> . Will the proposal result in:				a. Power or natural gas?	—	—	✓
a. Generation of substantial additional vehicular movement?	—	—	✓	b. Communications systems?	—	—	✓
b. Effects on existing parking facilities, or demand for new parking?	—	—	✓	c. Water?	—	—	✓
c. Substantial impact upon existing transportation systems?	—	—	✓	d. Sewer or septic tanks?	—	—	✓
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	✓	e. Storm water drainage?	—	—	✓
				f. Solid waste and disposal?	—	—	✓
				17. <u>Human Health</u> . Will the proposal result in:			
				a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	✓
				b. Exposure of people to potential health hazards?	—	—	✓

YES MAYBE NO

Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

— — ✓

Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

— — ✓

Archaeological/Historical. Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?

— — ✓

Mandatory Findings of Significance.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

— — ✓

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

— — ✓

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

— — ✓

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

— — ✓

DISCUSSION OF ENVIRONMENTAL EVALUATION

The applicant's Environmental Questionnaire is attached as supplemental information.

DETERMINATION


On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date 5-25-83


(Signature)

4/3

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CITY OF SACRAMENTO

Planning Department
927-10th Street, Suite 300
Sacramento, CA 95814
Tel. 916 - 449-5604

ENVIRONMENTAL QUESTIONNAIRE

This document is part of an Initial Study that will facilitate environmental assessment by identifying potentially adverse environmental impacts and analyzing proposed mitigation measures that may reduce significant environmental impacts. More definitive and factual information will assist the Planning Department in evaluating the project's impacts. Additional information may be required to complete an Initial Study.

P 83143

FOR OFFICE USE ONLY

CPC No: _____ Rec'd. by Ribison On 5-5-83 CPC Hearing Date 9 June 83

<input type="checkbox"/> Gen. Plan (Exist) _____	<input type="checkbox"/> Special Permit _____
Amend to: _____	<input type="checkbox"/> Variance _____
<input type="checkbox"/> Comm. Plan (Exist) _____	<input type="checkbox"/> Subdivision Modification _____
Amend to: _____	<input type="checkbox"/> Tentative Map _____
<input type="checkbox"/> Rezone _____	<input checked="" type="checkbox"/> Other <u>R-Review</u>

* PLEASE PRINT OR TYPE *

ND S Dec 5-19-83

PROJECT PROPOSAL: Site Plan Review for development of apartments on property zoned R2BR

PROJECT ADDRESS: Southwest Corner Mack Rd. & Center Parkway

Assessor's Parcel No. 117-011-24

OWNER: Feature Homes, Inc. 707 545 5356 Telephone

Mailing Address: 1129 College Ave. Santa Rosa 95404 City (Zip Code)

APPLICANT/AGENT: Owen Chipman Architect City (Zip Code)
KASL Consulting Engineers, Inc. 929-8127 Telephone

Mailing Address: 4200 N. Freeway Blvd #18 Sacto 95834 City (Zip Code)

USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN ANY OF THE FOLLOWING:

I. Existing Conditions:

- A. Project Land Area (sq. ft. or acres) 15.2 ± Acres
- B. Project Parcel: Present Zoning R2BR Proposed R2BR
- C. Project Site Land Use: Undeveloped (vacant) Developed _____
If developed, briefly describe extent (type & use of structures: photograph acceptable) N/A

D. Existing surrounding land uses & zoning within 300 feet (type, intensity, height, setback)

	Land Use	Zoning
North	<u>Apartment</u>	<u>R-3</u>
South	<u>Single Family</u>	<u>R-1</u>
East	<u>Apartment & Church</u>	<u>R-3</u>
West	<u>vacant</u>	<u>R2B, R1</u>

II. A. Slope of Property: * Flat or Sloping Rolling
 Hilly Steep
*Submit contour map, or show contours on site plan.

B. Are there any natural or man-made drainage channels through or adjacent to the property: No. If yes, show on site plan and explain: N/A

C. Describe changes in site contours resulting from site grading plans: Negligible

D. Type and amount of soil to be moved: Minor grading on site only
Location moved to or from: N/A

III. A. Number, location and type of existing trees on project parcel (show on site plan) None

B. Number, size, type, and location of trees being removed (show on site plan) None

IV. A. Number and type of structures to be removed as a result of the project: ** None

B. Are any structures occupied? N/A. If yes, how many _____

C. If residential units are being removed, indicate number of dwelling units included: N/A

** Show all structures on site plan by type, and whether occupied. Also indicate those to be removed.

V. A. Will the project require the extension of or new municipal services: i.e.,

Water	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	City/County Health	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Sewer	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Police	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Drainage	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Fire	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Parks	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	School	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
		Waste Removal	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>

B. If any of the above are "yes", then submit report detailing how adequate capacity will be achieved. If "no", then submit clearance memo from appropriate agency/department (use copies of attached form)¹.

VI. Project Characteristics

A. Building size (in sq. ft.) Ground coverage 6300 S.F.

B. Building height 31'

C. Building site plan: (1) building coverage 20 %
 (2) landscaped area 54 %
 (3) surfaced area 26 %
 Total..... 100%

D. Exterior Building colors ² earth tone

E. Exterior Building materials ² roof composition; exterior masonite siding

¹If waiver form is signed, clearance(s) from agency/department is not necessary for "no" answers at this time.

²Must also be shown on submitted plans.

- F. 1. Proposed construction starting date Aug. 1983
 estimated completion date July 1984
- 2. Construction phasing (if the project is a component of an overall larger project, describe the future phases or extension. Show all phases on site plan). N/A
- G. Total number of parking spaces required 332 Provided 500
- H. What type of exterior lighting is proposed for the project (height, intensity): Building area: HP Sodium Min. 6' high
 Parking area: same
- I. Estimate the total construction cost for the project \$ 8 million

- VII. Residential Project - ONLY! Total Dwelling Units 332
 Total Lots 1
- A. Number of dwelling units:
 Single family N/A Two Family N/A
 Multiple family 332 Condominium N/A
 - B. Number of dwelling units with:
 One bedroom 80 Two bedrooms 252
 Three bedrooms 0 Four or More Bedrooms 0
 - C. Approximate price range of units: \$ N/A to \$ N/A
 - D. Number of units for Sale None Rent all

- VIII. Commercial, Industrial, Institutional, or other project (if project is only residential, do not answer this section).
- A. Type of use(s) _____
 Oriented to: Regional City Neighborhood _____
 - B. Hours of operation _____
 - C. If fixed seats involved, how many _____
 - D. If assembly area without fixed seats, state designed capacity:
 Sq. Ft. of sales area _____
 Describe loading facilities _____
 - E. Total number of employees _____
 - F. Anticipated number of employees per shift _____
 - G. Community benefits derived from the project _____

- IX. A. Why is the project justified now rather than reserving the option for other alternatives in the future? (e.g. economic condition, community demand)
There is a current demand for affordable rental units, particularly with today's difficult home ownership market
- B. Objectives of proposed project.
To create an attractive rental project in the appropriate price range to accommodate demand and uphold the integrity of the area.

C. If this project is part of another project for which a Negative Declaration of EIR has been prepared, reference the document below (include date and project number if applicable).

N/A

D. List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone No.</u>
---------------------------	---------------	----------------	-----------------------	------------------

<u>N/A</u>				

X. To the best of the applicant's knowledge, evaluate the project's impacts in regard to the following questions:

A. Will the Project:	No	Yes	If yes, discuss degree of effect
1. Be located in or near an environmental or critical concern area (i.e. American or Sacramento River; scenic corridor; gravel deposits or pits; drainage canal, slough or ditch; existing or planned parks, lakes, airports)?	✓		
2. Directly or indirectly disrupt or alter an archaeological site over 200 years old; an historic site, building, object or structure?.....	✓		
3. Displace, compact, or cover soils?.....		✓	<i>bdgs + parking</i>
4. Be developed upon fill or unstable soils?.	✓		
5. Reduce "prime" agricultural acreage?.....	✓		
6. Affect unique, rare or endangered species of animal or plant?.....	✓		
7. Interfere with the movement of any resident or migratory fish or wildlife species (e.g. birds, anadromous fish, etc.?.....	✓		
8. Change the diversity of species, change the number of any species or reduce habitat of species (e.g. fish, wildlife or plants)?...	✓		
9. Modify or destroy any unique natural features (e.g. mature trees, riparian habitat)?	✓		
10. Expose people or structures to geologic hazards (e.g. earthquakes, ground failures or similar hazards)?	✓		
11. Alter air movement, moisture, temperature, or change climate either locally or regionally?	✓		
12. Cause flooding, erosion or siltation which may modify a river, stream or lake?	✓		
13. Change surface water movement by altering the course or flow of flood waters?	✓		
14. Alter existing drainage patterns, absorption rate or rate and amount of surface water runoff?		✓	<i>increase runoff due to paved surfaces and roof coverage (negligible)</i>
15. Alter surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	✓		
16. Interfere with an aquifer by changing the direction, rate, or flow of groundwater? ..	✓		

Will the project: (contd.)

	No	Yes	If yes, discuss degree of effect
17. Encourage activities which result in the increased consumption of water or use of water in a wasteful manner?		✓	consumption of water due to residential use
18. Contribute emissions that may violate existing or projected ambient air quality standards?		✓	increased vehicles expected minimal affect
19. Expose sensitive receptors (children, elderly, schools, hospitals) to air or noise pollutants?	✓		
20. Increase the existing noise levels (traffic or mechanical) or adversely impact adjacent areas with noise?.....		✓	normal residential activity
21. Generate additional vehicular traffic beyond the existing street capacity thus creating a traffic hazard or congestion on the immediate street system, or alter present circulation patterns?	✓		
22. Increase traffic hazards to motor vehicles, bicyclists or pedestrians?.....	✓		
23. Affect existing parking facilities or generate demand for additional parking?....	✓		Kept on site
24. Affect existing housing or generate a demand for additional housing?.....	✓		
25. Induce substantial growth or alter the location distribution, density or growth rate of the human population of an area?	✓		
26. Result in the dislocation of people?....	✓		
27. Result in a substantial alteration of the present or planned land use of an area?.	✓		
28. Increase demand for municipal services (police, fire, solid waste disposal, schools, parks, recreation, libraries, water, mass transit, communications, etc.		✓	normal residential demand
29. Require the extension or modification of water, storm drainage or sewer line/plant capacity to serve the project at adequate service levels?	✓		
30. Produce significant amounts of solid waste or litter?	✓		
31. Violate adopted national, state, or local standards relating to solid waste or litter control?	✓		

X. A. Will the Project: (Contd).

	No	Yes	If yes, discuss degree of effect
32. Involve the use, storage or disposal of potentially hazardous material such as toxic, flammable, or explosive substances, pesticides, chemicals or radioactive materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
33. Encourage activities which result in the use of large amounts of fuel or energy, use fuel or energy in a wasteful manner, or substantially increase consumption (of electricity, oil, natural gas)?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
34. Increase the demand upon existing energy distribution network (SMUD, PG&E)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>minimal affect</i>
35. Obstruct a scenic view open to the public or create an aesthetically offensive site open to public view?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
36. Have substantially, demonstrable negative aesthetic effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
37. Disrupt or divide the physical arrangement of an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
38. Have any significant impact upon the existing character of the immediate area(i.e. scale, patterns, impair integrity of neighborhoods, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
39. Have any detrimental effect on adjoining areas or neighboring communities during an/or after construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>some increased noise level expected during construction</i>
40. Generate dust, ash, smoke fumes, or create objectionable odors in the project's vicinity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>minor dust possible during grading</i>
41. Produce glare or direct light where it is not intended?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
42. Expose people to or create any health hazard or potential health hazard (excluding mental health)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
43. Affect the use of or access to existing or proposed recreational area or navigable stream?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
44. Conflict with recorded public easements for access through or use of property with in this project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
45. Result in an impact upon the quality or quantity of existing recreational opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
46. Conflict with established recreational, educational, religious or scientific uses of the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

X. A. Will the Project: (Contd)

	No	Yes	If yes, discuss degree of effect
47. Generate public controversy?	?		not expected
48. Conflict with adopted plans and environmental goals of the City (i.e. general, specific, community plans or elements? .	✓		
49. Have the potential to degrade the quality of the environment (i.e. land, air, water, plants, animals)?	✓		
50. Achieve short-term environmental goals to the disadvantage of long-term environmental goals (e.g. leap-frog development or urban sprawl)?	✓		
51. Have a cumulative impact on the environment when related to existing or future projects?	✓		
52. Have environmental effects which will cause adverse effects on human beings, either directly or indirectly?	✓		

B. List any and all mitigation measures proposed to reduce environmental impacts (as identified in the above questions) for the project.

Maximize landscaping and open space, provide dust control during construction, limit construction to normal daylight hours

C. List proposed measures to limit or reduce consumption of energy.

Meet State Title 24 Regmts.

D. Are there alternatives to the project which would eliminate or reduce an adverse impact on the environment (lower density, change in land use, move building on site, no project, etc.)?

no project

NOTE: Yes or no answers do not necessarily imply that an EIR will be required for this project.

I hereby state that, to the best of my knowledge, the above answers and statements are true and complete.

5-5-83

DATE

Laura Potash

SIGNATURE For Pacific Scene

OUTLINE OF APPEAL OF DECISION OF THE ENVIRONMENTAL COORDINATOR
OF FILING A NEGATIVE DECLARATION
ON THE SITE REVIEW PLAN
OF THE PROPOSED PROJECT

P83-143 - Rezone Application by KASL Consulting Engineers, Inc.
Feature Homes
Pacific Scene

from R-1 (24 homes) to R-2B-R for 100 units of Center Parkway Apartments
a 332-unit complex located at intersection
of Mack Road and Center Parkway, SW corner

ORAL APPEAL TO BE MADE BY COMMUNITY MEMBERS AND HOMEOWNERS AT JUNE 19, 1983
CITY COUNCIL MEETING
SUPPORTED BY COUNCIL MEMBER TERRY KASTANIS

PRESENT HOMEOWNERS HAVE BEEN IN THE AREA A MINIMUM OF THREE YEARS.
WE CHECKED THAT ZONING OF ADJACENT PROPERTY WAS R-1 AT THE TIME OF HOME PURCHASE.
ZONING ORDINANCE PRIMARY REGULATION ENCOURAGES MOST APPROPRIATE USE OF LAND.
ZONING ORDINANCE REGULATION #4 CONTROLS DISTRIBUTION OF POPULATION.

IT IS AN INTENT OF THE ZONING ORDINANCES TO HAVE BUFFERS BETWEEN "MORE INTENSE
LAND USES AND SINGLE FAMILY HOMES."

APPEALS SPECIFIC TO NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT:

- (6,7) 1. REZONE WOULD SIGNIFICANTLY INCREASE NOISE LEVELS, LIGHT GLARE, TRAFFIC
FROM THOSE LEVELS GENERATED BY CURRENT R-1 ZONING.

SPEAKER: Eric Forsberg

- (11) 2. REZONE WOULD SIGNIFICANTLY ALTER THE DENSITY OF THE HUMAN POPULATION.
CURRENT R-1 ZONE CALLS FOR 24 SINGLE-FAMILY HOMES; REZONE SITE PLAN CALLS
FOR 100 APARTMENT UNITS IN THIS SAME SPACE - AN INCREASE OF 300%.

SPEAKER: Bill Butler

- (12) 3. STRONGEST ARGUMENT: REZONE WOULD SIGNIFICANTLY AFFECT THE EXISTING HOUSING,
ESPECIALLY THOSE HOUSES ON BAMFORD BORDERING THE PROPOSED PROJECT. REZONE
WOULD DESTROY THE INTEGRITY OF THE SINGLE-FAMILY HOME NEIGHBORHOOD BY
REDUCING PRIVACY AND INTRODUCING THE ANNOYANCES ATTENDANT IN HEAVIER
DENSITY AREAS. WE DIDN'T BUY INTO THE IDEA OF ADJACENT APARTMENTS WHEN
WE PURCHASED OUR HOMES.

SPEAKER: Laurie Jones

WE DO FEEL APARTMENTS ARE A NECESSARY AND DESIRABLE COMPONENT OF THE AREA.
ALL FOUR CORNERS OF THE MACK/CENTER PARKWAY INTERSECTION WILL HAVE APARTMENTS.
WE FEEL THAT THIS IS ENOUGH AND THAT IS NO NEED TO PUT THEM RIGHT NEXT TO OUR
HOUSES, BASED ON SIGNIFICANT ENVIRONMENTAL IMPACT.

WE ASK THE CONSIDERATION AND PROTECTION OF THE CITY COUNCIL.

THIS IS BASICALLY A "QUALITATIVE" APPEAL TO PRESERVE THE AESTHETICS OF OUR
QUALITY OF LIFE.

Laurie Jones

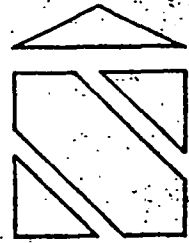
MACK ROAD

SITE

R-2B-R

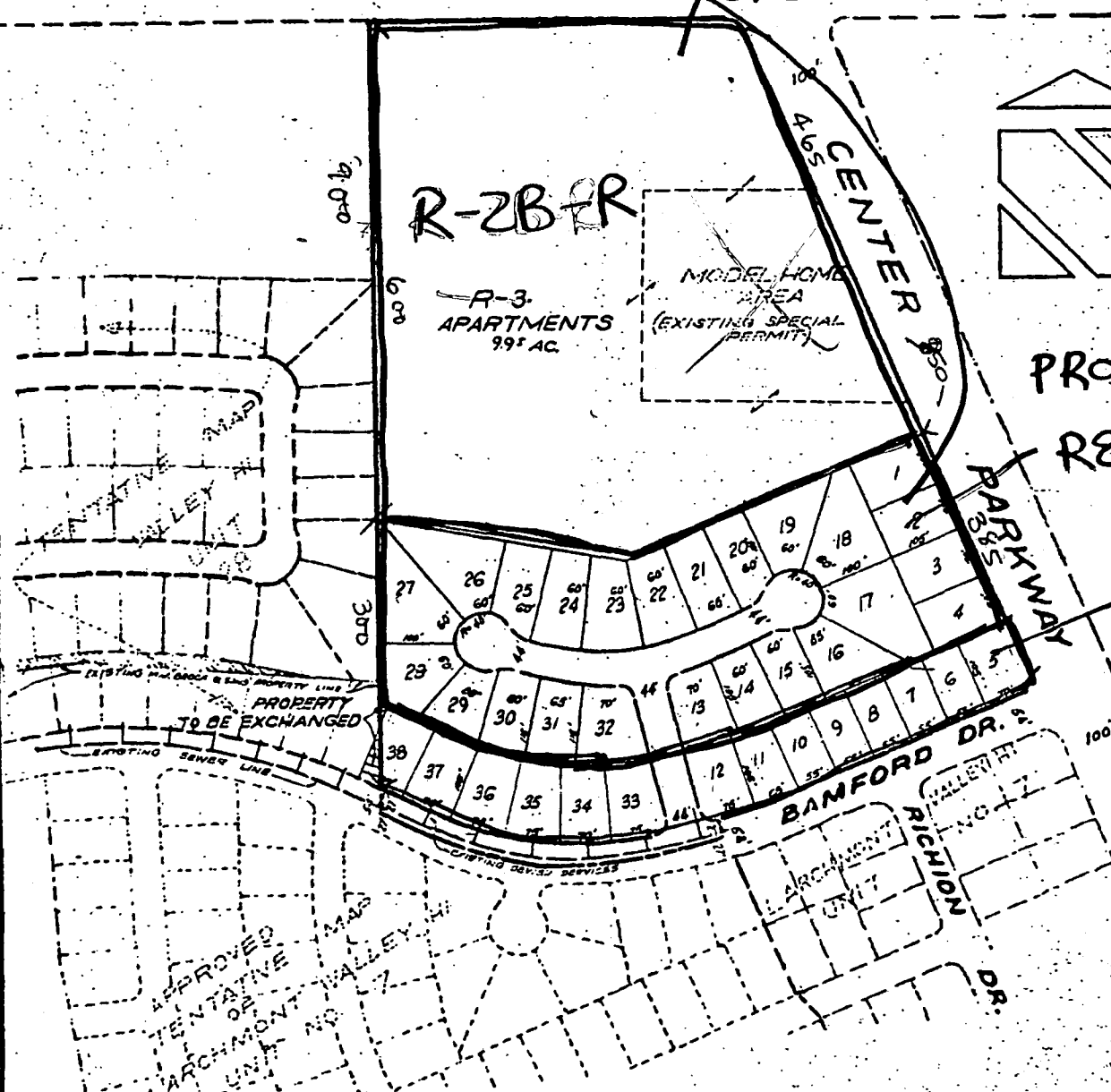
R-3 APARTMENTS 99 AC.

MODEL HOME AREA (EXISTING SPECIAL PERMIT)



PROPOSED REZONE

14 EXISTING HOUSES



REVISED TENTATIVE MAP OF PIEDMONT STATION CITY OF SACRAMENTO, CALIFORNIA FEBRUARY 1978 SCALE: 1"=200'

RECORD OWNER & SUBDIVIDER:

FEATURE HOMES INC. 3959 MENDOCINO AVE. SANTA ROSA, CALIFORNIA

PROPOSED USE:

43 R-1 LOTS (SINGLE FAMILY) 1 R-3 LOT (MULTI-FAMILY)

WATER SUPPLY:

CITY OF SACRAMENTO

SEWAGE DISPOSAL:

PUBLIC SEWERS

PROPOSED IMPROVEMENTS:

SACRAMENTO CITY STANDARDS

ACREAGE:

80.2 ACRES

EXISTING ZONE:

A-AGRICULTURE

PROPOSED ZONE:

R-1, R-3

ASSESSOR'S PARCEL NUMBER:

117-040-05

CONSTRUCTION PHASING:

ONE PHASE

ENVIRONMENTAL CONSIDERATIONS:

78% OF ALL LOTS HAVE A FAIRLY-SOUTH ORIENTATION

THE SPINK CORPORATION

ENVIRONMENTAL PLANNING - ENGINEERING ARCHITECTURE - SURVEYING - MAPPING - SYSTEMS 728 F STREET SACRAMENTO, CALIFORNIA 95804 PHONE (916) 444-8278

AREA CODE: P26 JOB NUMBER: 2920-005

SECTION 1: TITLE AND PURPOSE OF THE ORDINANCE

A. COMPREHENSIVE ZONING PLAN: This Ordinance and its accompanying maps shall be known as "The Comprehensive Zoning Plan of the City of Sacramento". It is adopted as a further refinement of the Land Use Plan for Sacramento under the provisions of the "Conservation and Planning Law of the State of California".

B. THE PURPOSE OF THESE REGULATIONS IS TO DO THE FOLLOWING:

1. Regulate the use of land, buildings, or other structures for residences, commerce, industry, and other uses required by the community.
2. Regulate the location, height, and size of buildings or structures, yards, courts, and other open spaces, the amount of building coverage permitted in each zone, and population density, among other things.
3. Divide the City of Sacramento into zones of such shape, size, and number best suited to carry out these regulations, and to provide for their enforcement.
4. Ensure the provision of adequate open space for aesthetic and environmental amenities.

C. THESE REGULATIONS ARE NECESSARY IN ORDER TO :

- ~~1.~~ 1. Encourage the most appropriate use of land.
2. Conserve and stabilize the value of property.
3. Provide adequate open space for aesthetic and environmental amenities.
4. Control the distribution of population.
5. Promote health, safety and the general welfare.

D. THIS ORDINANCE THEREFORE ESTABLISHES THE FOLLOWING ZONES: The boundaries of which are shown upon the maps made a part of this Ordinance and which are designated as the "Official Zoning Maps".

R-1 Single Family Zone: This is the most selective of residential zones, composed chiefly of homes, and may have recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. Such areas should be clearly defined and without encroachment by uses not performing a neighborhood function. (e.g., Commercial)

15-15

* * * 15

R-1A Townhouse Zone: This is a zone intended to permit the establishment of planned residential developments of the townhouse, row house, cluster housing or common greenstrip concept in those areas of the City where low density condominium type projects would be appropriate.

* * *

R-2 Two-Family Zone: This is a duplex zone providing most of the desirable residential characteristics attributed to single family districts. It is intended to provide a low density residential buffer between more intense land uses and single family homes.

R-2A

Garden Apartment Zone: This zone is designated to provide for low density garden apartments, courts, and group housing regulated so as to cover a minimum of ground area and provide a maximum of open space comparable with surrounding neighborhoods.

R-2B

Garden Apartment Zone: This is a zone in which the principal use of the land is for garden apartments. The zone is designed to offer a broader range of land densities by providing an intermediate density between the R-2A Garden Apartment Zone and the R-3 Light Density Multiple Family Zone densities.

R-3

Light Density Multiple Family Zone: This is a light density multiple family zone generally located outside the central core of the City, adjacent to primarily single family areas. The zone may also serve as a buffer along major streets and shopping centers.

R-3-A

Light Density Multiple Family Zone: This is a light density multiple family zone generally located inside the "Old City" and in certain areas adjacent thereto. This zone is established to provide development regulations that are consistent with goals for various residential areas in the "Old City." In addition to residential uses, this zone may include public, semi-public, and institutional uses after special review. (Ord. No. 4366-Fourth Series, effective July 4, 1980)

R-4

Medium Density Multiple Family Zone: This is a medium density multiple family zone generally located adjacent to the R-5 high density multiple family zone. Due to the transitional character of these areas, semi-public, institutional, and other uses may be permitted only after special review.

R-4A

Medium Density Multiple Family Zone: The R-4A zone is a medium density multiple family zone generally located inside the "Old City" and in certain areas adjacent thereto. The zone is established to provide additional environmental amenities in developments within said area.

R-5

Heavy Density Multiple Family Zone: This is a high density multiple family zone bordering the Central Business District. This is not entirely a residential zone, and may include public, semi-public, institutional, office, and other transitional uses after special review.

R-0

Residential-Office Zone: This is a medium density multiple family zone, generally located inside the "Old City" and in certain areas adjacent thereto and is established to provide additional environmental amenities in developments within said area. The zone permits development of office buildings subject to the granting of a Special Permit by the Planning Commission.

O-B

Office Building Zone: This is a zone designed to permit development of business office centers, and institutional or professional buildings, wherein the normal development of mixed commercial uses would not be appropriate.

S-C

Shopping Center Zone: This is a general shopping center zone which provides a wide range of goods and services to the community. This zone, however, prohibits general commercial uses which are not compatible with a retail shopping center.

H-C

Highway Commercial Zone: This is a zone in which the principal use of land is for establishments offering accommodations or services to motorists, and for certain other specialized non-merchandising activities. This zone will ordinarily be located in appropriate areas along Federal and State Freeway Routes or other highways or major streets of local jurisdiction.

P-83143

35



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

JUN 27 2 00 PM '83

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

MARTY VAN DUYN
PLANNING DIRECTOR

June 27, 1983

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Connie Petersen
SUBJECT: Request to Set Public Hearing

*of
Jm*

Please schedule the following item for the July 19 Council meeting:

- 5. P83-143 Appeal of the Environmental Coordinator's decision to prepare a Negative Declaration for a 332 unit apartment complex known as Center Parkway Apartments located at the southwest corner of Mack Road and Center Parkway. (D7)(APN: 117-011-24)

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 5/5/83

Project Location SW cor. Mack Road & Center Parkway **P 83-143**
 Assessor Parcel No. 117-011-24
 Owners Feature Homes, Inc. Phone No. _____
 Address 1129 College Ave., Santa Rosa, CA 95404
 Applicant KASL Consulting Engineers, Inc. Phone No. 929-8127
 Address 4200 N. Freeway, Bl. #1B, Sacramento, CA 95834
 Signature _____ C.P.C. Mtg. Date 6/23/83

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date		Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>	_____	_____		\$ _____
<input checked="" type="checkbox"/> General Plan Amend <u>from Hospital to Residential</u> <u>for 15± ac.</u>	_____	_____		\$ _____
		Res. _____		
<input checked="" type="checkbox"/> Community Plan Amend <u>(Valley Hi) from Hospital</u> <u>() to Medium Density Residential for 15± ac.</u>	_____	_____		\$ _____
		Res. _____		
<input checked="" type="checkbox"/> Rezone <u>6± ac. from R-1 to R-2B-R</u>	_____	_____		\$ _____
		Ord. _____		
<input type="checkbox"/> Tentative Map _____	_____	_____		\$ _____
		Res. _____		
<input type="checkbox"/> Special Permit _____	_____	_____		\$ _____
<input type="checkbox"/> Variances _____	_____	_____		\$ _____
<input checked="" type="checkbox"/> Plan Review <u>for 332 unit apartment complex on</u> <u>15± ac. in R-2B-R zone.</u>	_____	_____		\$ _____
<input type="checkbox"/> PUD _____	_____	_____		\$ _____
<input checked="" type="checkbox"/> Other Appeal of Env. Coord. decision to prepare <u>Negative Declaration. (Appeal by Laurie Jones)</u>	_____	_____		\$ _____

FEE TOTAL \$ _____

RECEIPT NO. 669
By/date PB 5/5/83

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. 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 rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P 83-143

TO THE SACRAMENTO CITY COUNCIL:

I do hereby make application to appeal the decision of the Environmental Coordinator of:

- Filing a Negative Declaration
- Requirement of an Environmental Impact Report
- Other _____

PLEASE TYPE OR PRINT

PROJECT PROPOSAL: P83-143

PROJECT ADDRESS: SW corner Mack Road + Center Parkway

Assessor's Parcel No. _____

OWNER: Feature Homes Inc.

Mailing Address: 1129 College Avenue Santa Rosa CA
City (zip code) phone 9

APPLICANT/AGENT: Laurie Jones Pacific Scene

Mailing Address: ~~5685 Bamford Dr~~ 95823
City (zip code) phone

GROUND FOR APPEAL: (Explain in Detail and use a separate sheet if necessary)

There is significant feeling in the community that this project will have quite a negative effect on resources, e.g. schools & protection (police, etc.)

APPELLANT: Laurie Jones

Mailing Address: 5685 Bamford Dr Sacramento 95825
City (zip code) phone

APPELLANT SIGNATURE: Laurie Jones PRINT NAME: LAURIE JONES

FILING FEE: by Applicant \$625.00

Date Received: 6/23/82 By RL

Rev. 5/82

by Third Party: 40.00

RECEIPT NO. 768

P-83-143

(4 COPIES REQUIRED): MVD

HY
WW
CP
MMH (Original)



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

Feature Homes, Inc.
1129 College Avenue
Santa Rosa, CA 95404

July 7, 1983

On June 27, 1983, the following matter was filed with my office to set a hearing date before the City Council:

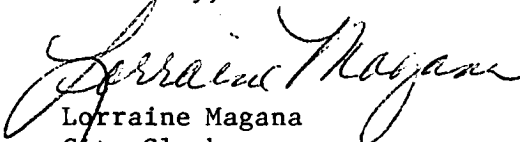
Appeal of the Environmental Coordinator's decision to prepare a Negative Declaration for a 332 unit apartment complex known as Center Parkway Apartments located at the southwest corner of Mack Road and Center Parkway. (D7) (APN: 117-011-24) (P-83143).

This hearing has been set for July 19, 1983, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, 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 12:00 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 Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,


Lorraine Magana
City Clerk

LM/sml

cc: (67) (P-83143)

KASL Consulting Engineers, Inc.