

AGENDA/SYNOPSIS

Concurrent Regular Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento and the Parking Authority of the City of Sacramento.

JUNE 10, 1985

Meeting Date: _____ :6:30PM
Location: City Hall, 915 I Street, 2nd Floor, Council Chambers

SPECIAL MEETING

HEARINGS

1. Appeal of Planning Commission's Approval of various requests for the adoption of the Draft South Natomas Community Plan. (M-719)
 - A. Certification of the Final EIR.
 - B. Adoption of the Draft Community Plan.
 - C. Approval of the recommended rezones.
 - D. Amendment of the 1974 City General Plan.

RECOMMENDATION OF STAFF: A-D: CLOSE HEARING; INTENT TO DENY APPEAL
BASED ON F OF F AND DOCUMENTATION DUE
07-09-85

2. Various requests for Capitol Business Park located on the north and south sides of West El Camino Avenue, west of I-5. (D1) (P-83328)
 - A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential to Commercial and Office for 96± ac. and to delete a park site.
 - C. 1978 South Natomas Community Plan Amendment from 70± ac. of Residential (900 du/max.), 15± ac. of Shopping Center-Commercial, and 11.5 ac. park site to 96± ac. of Business and Professional Offices and to add a vehicular overcrossing north of West El Camino Avenue.
 - D. PUD Amendment and Redesignation of Capitol Business Park.
 - E. Rezone from Garden Apartment (R-2B PUD) and Shopping Center (SC-PUD) to Office Building (OB-PUD) (96± ac.)
 - F. Amendment of City Agreement No. 82054.

RECOMMENDATION OF STAFF: A-F: CLOSE HEARING; INTENT TO APPROVE
PROJECT BASED ON DOCUMENTATION DUE
07-09-85

3. Various requests for Natomas Corporate Center located east of I-5, north of the Garden Highway, south of West El Camino Avenue, and west of the Bannon Slough. (D1) (P-83333)
 - A. Certification of the EIR.
 - B. 1978 South Natomas Community Plan Amendment to add a 2.7 acre park
 - C. PUD Amendment of the Natomas Corporate Center Schematic Plan.
 - D. Amendment of City Agreement No. 83034.

ITEM CONTINUED TO NEXT PAGE

MEETING DATE: 06-10-85
PAGE NO.: 1 of 5

VOTING RECORD LEGEND:

VOTING RECORD REFLECTS FINAL
VOTE OF COUNCIL.

MOV: MOVED	ABST: ABSTAIN
SEC: SECOND	ABS: ABSENT
M - MAYOR RUDIN	D5 - SERNA
D1 - SHORE	D6 - SMALLMAN
D2 - JOHNSON	D7 - KASTANIS
D3 - POPE	D8 - ROBIE
D4 - CHINN	

HEARINGS (CONTINUED)

3. ITEM CONTINUED FROM PREVIOUS PAGE

RECOMMENDATION OF STAFF: A-D: CLOSE HEARING; INTENT TO APPROVE PROJECT BASED ON DOCUMENTATION DUE 07-09-85

4. Various requests for Sammis Technology Center located on the south side of I-80, approximately 2,500 feet west of Northgate Boulevard. (P-83390) (D1)
- A. Certification of the EIR
 - B. 1974 General Plan Amendment from Residential to Industrial for 97± ac.
 - C. 1978 South Natomas Community Plan Amendment from 97± ac. of Residential 4 through 21 units/ac. (7 units min. av. and 12 units min. av.) to Heavy Commercial-Industrial.
 - D. Designation and Adoption of a Schematic Plan for Sammis Technology Center.
 - E. Rezone 97± ac. from Townhouse (R-1A) to Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO APPROVE PROJECT BASED ON DOCUMENTATION DUE 07-09-85

5. Planning Commission's Denial of various requests for Willow Creek located on the north and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal. (D1) (P-83391)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from 56± Residential to 45± ac. of Industrial and 11± ac. of Commercial-Office.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (7 min. av.) to Heavy Commercial-Industrial (45 ac.) and Commercial-Shopping Center (11± ac.) as well as to delete a school site and 2 park sites (11± ac.).
 - D. Designation and Adoption of a Schematic Plan for Willow Creek.
 - E. Rezone 112 vacant acres from Agriculture (A) to Manufacturing, Research and Development (MRD-PUD) (45 ac.), Shopping Center (SC-PUD) (11± ac.), Townhouse (R-1A PUD) (22± ac.) and Garden Apartment (R-2B-PUD) (34 ac.).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING. INTENT TO DENY PROJECT BASED ON DOCUMENTATION DUE 07-09-85

HEARINGS (CONTINUED)

6. Various requests for Cook Company Northgate located on the southeast corner of I-80 and Northgate Boulevard. (D1) (P-83393)
- A. Certification of the EIR
 - B. 1974 General Plan Amendment from Commercial and Office to Industrial for 7± ac.
 - C. 1978 South Natomas Community Plan Amendment from Highway Commercial to Heavy Commercial and Industrial.
 - D. Designation and Adoption of a Schematic Plan for Cook Company Northgate.
 - E. Rezone from Agricultural (A) to Light Industrial (M-1S PUD)

RECOMMENDATION OF STAFF: A-E CLOSE HEARING; INTENT TO APPROVE PROJECT BASED ON DOCUMENTATION DUE 07-09-85

7. Planning Commission's denial of various requests for Capitol 80 Properties located on the west side of Northgate Boulevard, south of I-80 (D1) (P-83394) (PFP 05-28-85 #6)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential to Industrial (37± ac.) and Commercial and Offices (7± ac.)
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
 - D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
 - E. Rezone 44± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO DENY PROJECT BASED ON DOCUMENTATION DUE 07-09-85

8. Planning Commission's denial of various requests for Mercy Natomas located on the west side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue. (D1) (P-83396) (PFP 05-28-85 #7)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment to designate a Hospital site.
 - C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 11 through 21 units per net ac. (9.7 units minimum average) and Residential 11 through 29 units per net ac. (22 units minimum average) to Institutional.
 - D. PUD Schematic Plan Amendment and Redesignation of Mercy Natomas PUD.
 - E. Rezone 40± acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD).

HEARINGS (CONTINUED)

8. ITEM CONTINUED FROM PREVIOUS PAGE

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO DENY PROJECT
BASED ON DOCUMENTATION DUE 07-09-85

9. Various requests for Park El Camino located on the northwest corner of West El Camino Avenue and Orchard Lane. (D1) (P-83397)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential to Commercial and Office for 20 ac.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (7 units minimum average) to Business and Professional Office and Highway Commercial for 20 ac.
 - D. Designation and Adoption of a Schematic Plan for Park El Camino.
 - E. Rezone 20± vacant ac. from Agriculture (A) to Office Building (OB PUD (11± ac.) and Highway Commercial (HC-PUD) (9± ac.).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO APPROVE
PROJECT BASED ON DOCUMENTATION DUE
07-09-85

10. Planning Commission's denial of various requests for Fong Ranch located on the north side of San Juan Road, south of I-80, the extension of Topam Court to the west, and the extension of Pony Express Drive to the east. (D1) (P-83398) (PPF 05-28-85 #9)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential (82± ac.) to Industrial and to Commercial and Office.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4-21 units/ac. (min. av. 7) and Residential 11-21 units/ac. to Heavy Commercial and Industrial (38± ac.) to Business and Professional Offices (19± ac.), to Commercial-Shopping Center (25± ac.), to Residential 11-29 units/ac. (24± ac.) and to delete a 3± acre park site.
 - D. Designation and Adoption of a Schematic Plan for Fong Ranch PUD.
 - E. Rezone 113± ac. from Agriculture (A) to 38± ac. Manufacturing, Research and Development (MRD-PUD), to 19± ac. of Office Building (OB-PUD), to 19± ac. of Shopping Center (SC-PUD), to 6± ac. of General Commercial (C-2 PUD), to 24± ac. of Light Density Multiple Family (R-3 PUD), and to 7± ac. of Duplex (R-2 PUD).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO DENY PROJECT
BASED ON DOCUMENTATION DUE 07-09-85

HEARINGS (CONTINUED)

11. Appeal of Planning Commission's Denial of various requests for Riverview Oaks located on the north side of the Garden Highway, approximately 500 feet west of Gateway Oaks Drive. (D1) (P-83399) (PFP 05-28-85 #20-2)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Rdsidential to Commercial and Offices for 37± ac.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units per ac. (9.7 minimum average) to Business and Professional Offices and to delete a parkway corridor and to relocate an off-street bikepath to an on-street bikepath.
 - D. PUD Amendment and Redesignation of Riverview Oaks PUD.
 - E. Rezone from Single Family (R-1 PUD) to Office Building (OB PUD).
 - F. Parcel Map to divide 37± ac. with existing oak trees into 4 parcels.

RECOMMENDATION OF STAFF:

A-F: CLOSE HEARING; INTENT TO DENY PROJECT
BASED ON DOCUMENTATION DUE 07-09-85

12. Various requests for Community Hospital located on the west side of Northgate Boulevard, south of Turnstone Drive. (D1) (P-83401)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment to designate a hospital site.
 - C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 22 to 29 units per ac. to Institutional.
 - D. PUD Amendment and Redesignation of Community Hospital PUD.
 - E. Rezone 10± vacant ac. from Light Density Multiple Family (R-3. PUD) to Hospital (H PUD).

RECOMMENDATION OF STAFF:

A-E: CLOSE HEARING; INTENT TO APPROVE
PROJECT BASED ON DOCUMENTATION DUE
07-09-85

SPECIAL MEETING

SACRAMENTO CITY COUNCIL

JUNE 10, 1985

AND

JUNE 17, 1985

I HEREBY CALL a Special Meeting of the Sacramento City Council in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California, on June 10, 1985, at the hour of 6:30 p.m. to consider various requests for South Natomas. In the event the hearings are not completed, they will be continued to June 17, 1985 at 6:30 p.m. at the above mentioned address.

Appeal of Planning Commission's Approval of various requests for the adoption of the Draft South Natomas Community Plan. (M-719)

- A. Certification of the Final EIR.
- B. Adoption of the Draft Community Plan.
- C. Approval of the recommended rezones.
- D. Amendment of the 1974 City General Plan.

Various requests for Capitol Business Park located on the north and south sides of West El Camino Avenue, west of I-5. (D1) (P-83328) (PFP 05-28-85 #2)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Commercial and Office for 96± ac. and to delete a park site.
- C. 1978 South Natomas Community Plan Amendment from 70± ac. of Residential (900 du/max.), 15± ac. of Shopping Center-Commercial, and 11.5 ac. park site to 96± ac. of Business and Professional Offices and to add a vehicular overcrossing north of West El Camino Avenue.
- D. PUD Amendment and Redesignation of Capitol Business Park.
- E. Rezone from Garden Apartment (R-2B PUD) and Shopping Center (SC-PUD) to Office Building (OB-PUD) (96± ac.)
- F. Amendment of City Agreement No. 82054.

Various requests for Natomas Corporate Center located east of I-5, north of the Garden Highway, south of West El Camino Avenue, and west of the Bannon Slough. (D1) (P-83333)

- A. Certification of the EIR.
- B. 1978 South Natomas Community Plan Amendment to add 2.7 a acre park.
- C. PUD Amendment of the Natomas Corporate Center Schematic Plan.
- D. Amendment of City Agreement No. 83034.

Planning Commission's denial of various requests for Capitol 80 Properties located on the west side of Northgate Boulevard, south of I-80 (D1) (P-83394) (PFP 05-28-85 #6)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial (37± ac.) and Commercial and Offices (7± ac.)
- C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
- D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
- E. Rezone 44± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD)

Planning Commission's denial of various requests for Mercy Natomas located on the west side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue. (D1) (P-83396) (PFP 05-28-85 #7)

- A. Certification of the EIR
- B. 1974 General Plan Amendment to designate a Hospital site.
- C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 11 through 21 units per net ac. (9.7 units minimum average) and Residential 11 through 29 units per net ac. (22 units minimum average) to Institutional.
- D. PUD Schematic Plan Amendment and Redesignation of Mercy Natomas PUD.
- E. Rezone 40± acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD).

Various requests for Park El Camino located on the northwest corner of West El Camino Avenue and Orchard Lane. (D1) (P-83397)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Commercial and Office for 20 ac.
- C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (7 units minimum average) to Business and Professional Office and Highway Commercial for 20 ac.
- D. Designation and Adoption of a Schematic Plan for Park El Camino.
- E. Rezone 20± vacant ac. from Agriculture (A) to Office Building (OB PUD (11± ac.) and Highway Commercial (HC-PUD) (9± ac.).

Planning Commission's denial of various requests for Fong Ranch located on the north side of San Juan Road, south of I-80, the extension of Topam Court to the west, and the extension of Pony Express Drive to the east. (D1) (P-83398) (PFP 05-28-85 #9)

- A. Certification of the EIR.
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- C. 1978 South Natomas Community Plan Amendment from Residential 4-21 units/ac. (min. av. 7) and Residential 11-21 units/ac. to Heavy Commercial and Industrial (38± ac.) to Business and Professional Offices (19± ac.), to Commercial-Shopping Center (25± ac.), to Residential 11-29 units/ac. (24± ac.) and to delete a 3± acre park site.
- D. Designation and Adoption of a Schematic Plan for Fong Ranch PUD.
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- D. PUD Amendment and Redesignation of Riverview Oaks PUD.
- E. Rezone from Single Family (R-1 PUD) to Office Building (OB PUD).

Various requests for Community Hospital located on the west side of Northgate Boulevard, south of Turnstone Drive. (D1) (P-83401)

- A. Certification of the EIR
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- E. Rezone 10± vacant ac. from Light Density Multiple Family (R-3 PUD) to Hospital (H PUD).

Various requests for Sammis Technology Center located on the south side of I-80, approximately 2,500 feet west of Northgate Boulevard. (P-83390) (D1)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial for 97± ac.
- C. 1978 South Natomas Community Plan Amendment from 97± ac. of Residential 4 through 21 units/ac. (7 units min. av. and 12 units min. av. and 12 units min. av.) to Heavy Commercial-Industrial.
- D. Designation and Adoption of a Schematic Plan for Sammis Technology Center.
- E. Rezone 97± ac. from Townhouse (R-1A) to Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD).

Planning Commission's Denial of various requests for Willow Creek located on the north and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal. (D1) (P-83391) (PFP 05-28-85 #3)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from 56± Residential to 45± ac. of Industrial and 11± ac. of Commercial-Office.
- C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (7 min. av.) to Heavy Commercial-Industrial (45 ac.) and Commercial-Shopping Center (11± ac.) as well as to delete a school site and 2 park sites (11± ac.).
- D. Designation and Adoption of a Schematic Plan for Willow Creek.
- E. Rezone 112 vacant acres from Agriculture (A) to Manufacturing Research and Development (MRD-PUD) (45 ac.), Shopping Center (SC-PUD) (11± ac.), Townhouse (R-1A PUD) (22± ac.) and Garden Apartment (R-2B-PUD) (34 ac.).

Various requests for Cook Company Northgate located on the southeast corner of I-80 and Northgate Boulevard. (D1) (P-83393) (PFP 05-28-85 #5)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Commercial and Office to Industrial for 7± ac.
- C. 1978 South Natomas Community Plan Amendment from Highway Commercial to Heavy Commercial and Industrial.
- D. Designation and Adoption of a Schematic Plan for Cook Company Northgate.
- E. Rezone from Agricultural (A) to Light Industrial (M-1S PUD)

ISSUED: This 5th Day of June, 1985

ANNE RUDIN
MAYOR

ATTEST

LORRAINE MAGANA
CITY CLERK

HEARINGS (CONTINUED)

2. ITEM CONTINUED FROM PREVIOUS PAGE

COUNCIL ACTION: A-F: HEARING CLOSED; INTENT TO APPROVE
PROJECT BASED ON DOCUMENTATION DUE
07-09-85

VOTING RECORD: MOV: D SEC: D
AYES: UNANIMOUS
ABSENT: D

3. Various requests for Natomas Corporate Center located east of I-5, north of the Garden Highway, south of West El Camino Avenue, and west of the Bannan Slough. (D1) (P-83333)

- A. Certification of the EIR.
- B. 1978 South Natomas Community Plan Amendment to add a 2.7 acre park.
- C. PUD Amendment of the Natomas Corporate Center Schematic Plan.
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RECOMMENDATION OF STAFF: A-D: CLOSE HEARING; INTENT TO APPROVE
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PROJECT BASED ON DOCUMENTATION DUE
07-09-85

VOTING RECORD: MOV: D SEC: D
AYES: UNANIMOUS
ABSENT: D

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HEARINGS (CONTINUED)

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VOTING RECORD: MOV: D SEC: D
AYES: UNANIMOUS
ABSENT: D

5. Planning Commission's Denial of various requests for Willow Creek located on the north and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal. (D1) (P-83391)

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COUNCIL ACTION: A-E: HEARING CLOSED; INTENT TO DENY PROJECT
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VOTING RECORD: MOV: D SEC: D
AYES: UNANIMOUS
ABSENT: D

HEARINGS (CONTINUED)

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VOTING RECORD: MOV: D SEC: D
AYES: UNANIMOUS
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 - E. Rezone 46± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD).

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ABSENT: D

HEARINGS (CONTINUED)

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AYES: UNANIMOUS
ABSENT: D

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9. Various requests for Park El Camino located on the northwest corner of West El Camino Avenue and Orchard Lane. (D1) (P-83397)
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 - C. 1978 South Natomas Community Plan Amendment from Residential 4-21 units/ac. (min. av. 7) and Residential 11-21 units/ac. to Heavy Commercial and Industrial (38± ac.) to Business and Professional Offices (19± ac.), to Commercial-Shopping Center (25± ac.), to Residential 11-29 units/ac. (24± ac.) and to delete a 3± acre park site.
 - D. Designation and Adoption of a Schematic Plan for Fong Ranch PUD.
 - E. Rezone 113± ac. from Agriculture (A) to 38± ac. Manufacturing, Research and Development (MRD-PUD), to 19± ac. of Office Building (OB-PUD), to 19± ac. of Shopping Center (SC-PUD), to 6± ac. of General Commercial (C-2 PUD), to 24± ac. of Light Density Multiple Family (R-3 PUD), and to 7± ac. of Duplex (R-2 PUD).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING. INTENT TO DENY PROJECT BASED ON DOCUMENTATION DUE 07-09-85

COUNCIL ACTION: A-E: HEARING CLOSED; INTENT TO DENY PROJECT BASED ON DOCUMENTATION DUE 07-09-85

VOTING RECORD: MOV: D SEC: D
AYES: UNANIMOUS
ABSENT: D

-
11. Appeal of Planning Commission's Denial of various requests for Riverview Oaks located on the north side of the Garden Highway, approximately 500 feet west of Gateway Oaks Drive. (D1) (P-83399) (PFP 05-28-85 #20-2)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential to Commercial and Offices for 37± ac.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units per ac. (9.7 minimum average) to Business and Professional Offices and to delete a parkway corridor and to relocate an off-street bikepath to an on-street bikepath.
 - D. PUD Amendment and Redesignation of Riverview Oaks PUD.
 - E. Rezone from Single Family (R-1 PUD) to Office Building (OB PUD).
 - F. Parcel Map to divide 37± ac. with existing oak trees into 4 parcels.

ITEM CONTINUED TO NEXT PAGE

MEETING DATE: 06-10-85
PAGE NO.: 6 of

HEARINGS (CONTINUED)

11. ITEM CONTINUED FROM PREVIOUS PAGE

RECOMMENDATION OF STAFF: A-F: CLOSE HEARING INTENT TO DENY PROJECT
BASED ON DOCUMENTATION DUE 07-09-85

COUNCIL ACTION: A-F: HEARING CLOSED; INTENT TO DENY PROJECT
BASED ON DOCUMENTATION DUE 07-09-85

VOTING RECORD: MOV: D SEC: D
AYES: UNANIMOUS
ABSENT: D

12. Various requests for Community Hospital located on the west side of Northgate Boulevard, south of Turnstone Drive. (D1) (P-83401)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment to designate a hospital site.
- C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 22 to 29 units per ac. to Institutional.
- D. PUD Amendment and Redesignation of Community Hospital PUD.
- E. Rezone 17± vacant ac. from Light Density Multiple Family (R-3 PUD) to Hospital (H PUD).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO APPROVE
PROJECT BASED ON DOCUMENTATION DUE
07-09-85

COUNCIL ACTION: A-E: HEARING CLOSED; INTENT TO APPROVE
PROJECT BASED ON DOCUMENTATION DUE
07-09-85

VOTING RECORD: MOV: D SEC: D
AYES: UNANIMOUS
ABSENT: D

June 10, 1985

TO: SACRAMENTO CITY COUNCIL

FROM: NATOMAS COMMUNITY ASSOCIATION

SUBJECT: RECOMMENDATIONS FOR COUNCIL ACTION ON SOUTH NATOMAS
PLANNING ISSUES

The Natomas Community Association respectfully requests your consideration of the following recommendations which were developed after weeks of study, deliberation and discussion. We believe these recommendations will allow for orderly, planned development that will establish and enhance South Natomas as a quality residential community.

TRAFFIC

1. We request that the City re-evaluate the road system and identify, finance, and schedule for construction each of the improvements needed in order to maintain a level-of-service "C".
2. No changes to land use should be considered that will intensify the traffic situation and no changes to land use should be approved that do not substantially improve the traffic situation or unless it can be shown that a LOS "C" can be guaranteed.
3. We support a "phasing-in" of currently approved projects in order to allow for re-evaluation of the traffic situation before special use permits or building permits are granted.

OFFICE/BUSINESS PARKS

1. It is the position of the Natomas Community Association that no further office/business parks be approved. Not even one.
2. We request a moratorium on any approved office/business park without a building permit until traffic improvements to reach LOS "C" have been identified and financed. During this moratorium, all approved office/business parks should be re-evaluated for potential down-zoning.
3. The Association opposes MRD zoning in South Natomas and accordingly requests a re-evaluation of the recently approved Gateway Oaks business park for rezoning to more appropriate uses.

HOUSING

1. We recommend that no further rezone requests for high density apartment complexes be approved except for senior housing.
2. We request a re-evaluation of currently approved re-zones for future apartment complexes for potential down-zoning. If the projects are allowed to build, appropriate parking, open space and recreational facilities should be made a condition of their permits.
3. We recommend that a moratorium be placed on the development of any approved apartment complexes without building permits until the traffic study mentioned above in "Traffic" has been completed.
4. We recommend the establishment of a lower single family density of 1/4 to 1 acre parcels (1 to 4 units per acre) to promote a new housing type and to reduce overall density and traffic congestion.
5. We request the redesign of existing apartment complexes to provide parking spaces for two cars per unit in order to eliminate the need for on-street parking.
6. We request the designation of senior housing sites in South Natomas that will reduce traffic congestion while offering a needed housing type.
7. We recommend placement of single-family residential neighborhoods adjacent to freeways, provided that a landscaped buffer with berms and soundwalls, and possibly a perimeter road, be required as part of the development.

PARKS

1. The South Natomas Community Plan should identify enough park sites to meet the City Standard of 5 acres per 1000 people.
2. No building permits should be issued until sites have been identified, reserved and until funding sources can be identified for both acquisition and development.
3. The City's Quimby ordinance should be re-evaluated to guarantee adequate assessments for park acquisition. The fee should be reassessed to keep up with increasing land values.
4. Non-residential development should be required to pay an impaction fee for parks. Perhaps a per-employee rate similar to a per - person rate under Quimby might be considered.

5. Future building permits and development should be tied to the rate of acquisition and development of parks, that is, build-out beyond 50% of total acreage in South Natomas would not be permitted until 50% of the parks were both acquired and developed.
6. The following specific park sites should be added to the Community Plan:
 - (a) A community center and park at the northeast intersection of Truxel and W. El Camino.
 - (b) Two (2) community parks of 30+ acres at San Juan and Truxel and near W. El Camino and Orchard.
 - (c) 11 1/2 acre park at W. El Camino and the Main Drain.
 - (d) Continuation of Heritage Oak Grove from the current site to encompass all heritage oaks.
 - (e) Linear parkway along the Main Drain Canal.
 - (f) Increased neighborhood park sites to reach the City Standard.

NORTHGATE BOULEVARD

1. While the Association agrees with mixed use designation along Northgate Blvd. we request a reduction in the residential density to 10 to 15 units per acre.
2. Reinstate the following implementing policies: (from page 32 of the Blaney Plan)
 - "E. Require screening of open storage and auto repair within 3 years and landscaping of existing parking lots within 5 years."
 - "F. Prepare plan for street trees and separation of sidewalks from moving traffic lanes.

TRAFFIC IN SOUTH NATOMAS(Level of Service (LOS))

BASED UPON:

1. Buildout of @ 5.1 mil. sq. ft. of office & MRD zoning
2. No development in North Natomas
3. No mitigation of PM gridlock on Interstate 5 north
4. No cumulative analysis of recent residential and office/MRD rezones
5. Completion of West El Camino widening to 6 lanes
6. Completion of Garden Highway to 4 lanes
7. San Juan Road (4 lanes) realigned to Silver Eagle
8. Completion of full intersection at Truxel Rd & I-80
9. New major street parallel I-80 between Truxel Road and Northgate Blvd
10. New road connecting Orchard Lane to Gateway Oaks Drive
11. New road connection between Azevedo Drive and Garden Highway
12. New road connection between Arden Way and Garden Highway
13. Completion of Northgate Blvd. to four lanes

Cumulatively, unacceptable levels of traffic service will occur at the following intersections:

<u>INTERSECTION</u>	<u>LOS:</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>*</u>
West El Camino - E. Gateway Oaks				94% a.m.	121% p.m.
West El Camino - I-5 Northbound Ramp				98% p.m.	131% a.m.
West El Camino - Azevedo					100% a.m. 113% p.m.
West El Camino - Northgate		75% a.m.		90% p.m.	
Garden Highway - I-5 Northbound					111% a.m. 147% p.m.
Garden Highway - Northgate Blvd.					141% a.m.

* Intersections cannot exceed 100% capacity

Maximum percent to capacity for levels of service (LOS) are:

A - 55% B - 66% C - 77% D - 88%

LOS D and E are unacceptable under current city policy

PUBLIC TESTIMONEY TO CITY COUNCIL

RE: Protest Re-zone
PN#274-243-05 & 06
Area 6 of Gardenland
Draft South Natomas Comm. Plan

DATED: June 10, 1985

BY: PEGGY FONG
6613 Medallion Court
Citrus Heights, CA 95621

(916) 929-7708 or
(916) 969-1489

Mayor RUDIN AND COUNCIL MEMBERS, MY NAME IS PEGGY FONG. MY HUSBAND, STANLEY L. WONG AND I ARE THE OWNERS OF PARCEL #274-243-05 VACANT LAND OF APPROX. ½ AN ACRE ON NORTHFIELD DRIVE IN AREA 6 OF THE GARDENLAND. PLEASE REFER TO MY SUBJECT PARCEL AS NOTED IN THE PACKAGE I HAVE PROVIDED BEFORE YOU. I AM ALSO, SPEAKING ON BEHALF OF MR. LINDEN JOHNSON, THE OWNER OF THE ADJACENT PARCEL TO THE WEST OF OUR PARCEL. WE ARE PROTESTING THE PLANNING STAFF'S AND COMMISSION'S RECOMMENDATION TO REZONE THESE PARCELS TO OB OR OFFICE BUILDING.

I WILL ADDRESS THE LAND USE CONCERNS AS A RESULT OF THIS ZONE CHANGE. THE FOLLOWING 4 REASONS WILL SUPPORT OUR PROTEST AGAINST THE PROPOSED ZONE CHANGE TO OB.

1) WE HAVE HAD FULL INTENTIONS PAST & PRESENT TO DEVELOP THESE PARCELS AS A SMALL NEIGHBORHOOD RETAIL CENTER THAT WOULD CATER TO LOW TRAFFIC BUSINESSES, SERVICE SHOPS AND EVEN SOME LOCAL OFFICE USERS. OUR PRELIMINARY SITE PLAN HAS BEEN SUBMITTED; HOWEVER, THE PROJECT HAS NOT BEEN FURTHER PURSUED BECAUSE OF THE RISK OF DENIAL IN LIGHT OF THE PROPOSED ZONE CHANGE. I WOULD LIKE TO POINT OUT TO COUNCIL THAT OUR SITE PLAN WAS NOT SUBMITTED AS AN AFTER-THOUGHT IN THE MIDST OF A PROPOSED ZONE CHANGE IN ORDER TO PRODUCE A PICTURE OF GOOD FAITH INTENTIONS. WE SINCERELY BELIEVE THAT NEIGHBORHOOD RETAIL AND SERVICE USERS INTENDED TO SERVICE THE LOCAL COMMUNITY WOULD BE CONDUCIVE TO THE EXISTING DEVELOPMENT AND BE A VIABLE NEIGHBORHOOD CENTER.

2) WE CONTEND THAT AN OFFICE BUILDING USE IS INAPPROPRIATE BECAUSE OF THE EXISTING HIGH OFFICE VACANCY FACTOR IN DOWNTOWN SACRAMENTO & THE AMPLE OFFICE PARKS THAT WILL BE PROVIDED FOR THIS COMMUNITY BY THE PROJECTS NOW UNDER DISCUSSION FOR THE SOUTH NATOMAS AREA. LET ME POINT OUT THAT THE EXISTING OFFICE BUILDING TO THE WEST OF OUR PARCELS WHICH IS ABOUT 4 YEARS OLD IS STILL ONLY 50% OCCUPIED AND ONLY BECUASE THE OWNER OCCUPIES THE BUILDING FOR HIS DEVELOPMENT & CONSTRUCTION BUSINESS. THE VACANCY FACTOR OF THIS BUILDING SHOWS THE LACK OF NEED FOR SMALL, LOCAL SERVING OFFICE BUILDINGS AS SUGGESTED BY THE PLANNING STAFF.

3) C-2 OR A GENERAL COMMERCIAL USE IS CONSISTENT WITH THE EXISTING DEVELOPMENT OF THE AREA. PLEASE REFER TO THE PARCEL MAP BEFORE YOU. THE USERS OF A NEIGHBORHOOD CENTER ON THESE TWO PARCELS WOULD BE A RESULT OF AN OVER-FLOW FROM THE NORTHGATE S/C OR LUCKY'S S/C AND NOT IN COMETITION OR A DETRIMENT TO THE MAJOR LUCKY'S S/C, WHICH BY THE WAY IS AT FULL OCCUPANCY. PLANNING STAFF HAS SUGGESTED THAT ADDITIONAL COMMERCIAL DEVELOPMENT COULD NOT BE ABSORBED & WOULD DAMAGE THE VIABILITY OF THE EXISTING COMMERCIAL/RETAIL BUSINESSES IN THE AREA. AS I INDICATED A MOMENT AGO, A NEIGHBORHOOD CENTER HERE WOULD NOT ONLY BE A COMPLEMENT TO THE LUCKY'S CENTER BUT SHOULD HAVE NO ABSORPTION PROBLEMS IF ONE WERE TO STUDY THE VACANCIES OF THE IMMEDIATE EXISTING RETAIL BUILDINGS. AS YOU CAN SEE THE PARCEL MAP BEFORE YOU, 2261 NORTHGATE BLVD. IS FULLY-OCCUPIED, 2251 NORTHGATE BLVD. IS ALSO FULLY-OCCUPIED AND NORTHGARDEN CENTER AT 2201 NORTHGATE BLVD. IS 50% OCCUPIED BUT IS A NEW CENTER COMPLETED ONLY IN THE FALL OF 1984. AS I MENTIONED BEFORE, THE LUCKY'S S/C IS AT FULL OCCUPANCY.

THEREFORE, WE CONTEND THAT A NEIGHBORHOOD CENTER ON THESE PARCELS WOULD ONLY ADD TO THE VIABILITY OF THIS SHOPPING AREA, THE GARDENLAND AND MEET THE HIGH DEMAND FOR SHOPS AND SERVICES IN THIS AREA.

4) WE FEEL THE STAFF RECOMMENDATIONS FOR THE ZONE CHANGE ARE ARBRITARY. PLANNING STAFF HAS CITED THAT OUR PARCELS SHOULD BE OB IN ORDER TO PROVIDE A BUFFER BETWEEN THE EXISTING COMMERCIAL USES TO THE EAST AND SOUTH AND THE RESIDENTIALLY ZONED PARCELS PROPOSED TO THE SOUTH AND WEST. WE WOULD LIKE TO POINT OUT THAT THE TWO PARCELS, NOW VACANT, ACROSS THE STREET ON THE NORTH SIDE OF NORTHFIELD DRIVE WILL REMAIN COMMERCIAL (C-2) EVEN THOUGH THEY TOO ARE PARCELS BETWEEN EXISTING COMMERCIAL AND RESIDENTIAL USES TO THE WEST AND NORTH OF THESE PARCELS. WOULD THE COUNCIL MEMBERS PLEASE NOTE THAT MY PARTICULAR PARCEL IS COMPLETELY SURROUNDED BY A NEIGHBORHOOD CENTER TO THE EAST AND SOUTH AND BY A PET HOSPITAL TO THE NORTH. IN REFERENCE AGAIN TO THE TWO VACANT PARCELS ACROSS THE STREET TO THE NORTH THAT WILL REMAIN C-2, WHY MUST MY PARCEL BE REZONED TO OB WHEN THOSE PARCELS ARE FAR LESS VISIBLE TO NORTHGATE BLVD. BY COMPARISON.

WE FEEL OUR REASONS AGAINST THE RECOMMENDED ZONE CHANGE FROM C-2 TO OB ARE REASONABLE AND JUSTIFIED; THEREFORE, WE ASK THAT YOU OVERRULE THE PLANNING COMMISSION'S RECOMMENDATION AND ALLOW OUR PARCELS TO RETAIN A COMMERCIAL STATUS OF C-1 RATHER THAN C-2 WHICH I AGREE MAY BE TOO INTENSE OF A COMMERCIAL ZONING WHICH COULD ALLOW HIGHER IMPACT USES NOT CONSISTENT WITH THE C-1 TYPE USES PRESENTLY ESTABLISHED IN THIS GARDENLAND AREA. AND AS I INDICATED PREVIOUSLY, OUR PROJECT WAS INTENDED FOR USERS CONSISTENT WITH A C-1 ZONE ANYWAY.

IN CLOSING, I WOULD LIKE TO ASK THE MAYOR AND COUNCIL MEMBERS TO TALK TO RAY TRETHERWAY OR HEATHER FARGO OF THE SOUTH NATOMAS COMMUNITY ASSOCIATION FOR THEIR OPINION OF WHAT THE COMMUNITY WOULD LIKE TO SEE DEVELOPED ON THESE PARCELS BEFORE YOU MAKE YOUR FINAL DECISION.

I WOULD BE PLEASED TO ANSWER ANY QUESTION COUNCIL MAY HAVE AT THIS TIME OR I CAN BE REACHED AT MY OFFICE OR HOME NUMBERS AS INDICATED ON THE COVER OF MY PACKAGE AS YOU CONSIDER MY APPEAL IN THE COMING WEEKS. THANK YOU FOR YOUR TIME AND ATTENTION.

Stanley L. Wong
Peggy Fong
6613 Medallion Court
Citrus Heights, CA 95621

April 29, 1985

Mr. William A. Smallman
District 6 Councilman
City Hall, Room 205
915 I Street
Sacramento, CA 95814

RE REZONING OF PN#274-243-05
616 Northfield Drive (South Natomas)

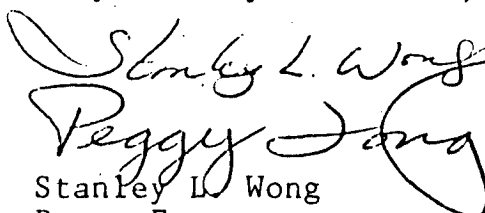
Dear Mr. Smallman:

Enclosed are copies of our letters to the City Planning Department and to the district Councilman, Mr. David Shore registering our protest to the proposed zone change from C-2 to OB.

We would be grateful if you could take some time to read the letters and consider our reasons for the protest. We intend to be present at the Council Meeting set for this matter and hope that you could be familiar with the background information on this parcel beforehand, so that you can make an informed decision. Any questions or comments you may have would be welcomed and appreciated by us. Please contact us at 731-8229 or write to us at the above-noted address.

Thank you for your time and attention to this letter.

Respectfully submitted,



Stanley L. Wong
Peggy Fong
Owners of PN#274-243-05

Enclosures

Stanley L. Wong
Peggy Fong
6613 Medallion Court
Citrus Heights, CA 95621

March 7, 1985

Mr. David Shore, Councilman
City Council
915 "I" Street, Room 205
Sacramento, CA 95814

RE: REZONING OF PN#274-243-05
616 Northfield Drive (South Natomas)

Dear Mr. Shore:

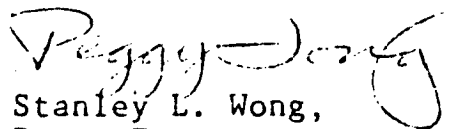
Enclosed is a copy of our letter registering our protest to the City Planning Department on their recommendation to rezone our parcel (.46 of an acre) from C-2 to OB.

The letter sets down our reasons for our protest in three basic points. One, the undue economic hardship that would be created against us as small developers. Two, the inappropriateness of office building development on this parcel. Three, the rezoning seems arbitrary.

We ask that you take some time out to read our letter and consider its merits, even though it is only a small parcel at stake here. Insignificant as it may seem in comparison to the large projects going on in the South Natomas, still it was to be our major source of income for this year.

We ask that you do not accept the recommendation of the Planning Department to rezone our parcel to OB.

Respectfully submitted,


Stanley L. Wong,
Peggy Fong,
Owners of PN#274-243-05

Enclosures

Stanley L. Wong
Peggy Fong
6613 Medallion Court
Citrus Heights, CA 95621

March 7, 1985

City Planning Department
Attn: Mr. Marty Van Duyn
Planning Director
927 Tenth Street, Suite 300
Sacramento, CA 95814

RE: PN#274-243-05, 616 Northfield Drive

Dear Mr. Van Duyn:

This letter is written in protest to your recommendation that our property noted above should be rezoned to OB from its present zoning of C-2. Listed below are the reasons why we ask that you reverse your recommendation and allow our property to remain at its present C-2 zoning.

- 1) An undue economic hardship would be created against us. We make our living together as developers of small scale real estate projects for investment and re-sale. With development in mind, we purchased this vacant land in 1980 and finally paid it off in full in October of 1984, with our full intentions to build a neighborhood retail center in 1985. We had already contacted Mr. Linden Johnson, the owner of the adjacent parcel #274-243-04 on the possibility of a joint development of our two parcels so that a more efficient and attractive elevation could be achieved in developing a larger parcel. The development and sale of this retail project was to be our major source of income this year since we were unable to build in 1984 due to the lack of feasible financing available and our own untenable financial situation in a still recovering economy.

We would not be able to build out the property as offices because we cannot earn a feasible return on a development of offices in this area. In other words, the cost to build offices is about \$70.00 per foot with a market rent return of only 85¢ per foot, fully serviced vs. the cost to build retail is about \$35.00 per foot with a market rent return of \$80¢ per foot, NNN. You can see that with those figures, we would be forced to sell the land rather than build.

Furthermore, the demand for offices in this area is very low compared to the fast-paced absorption experienced in all the new retail buildings in this immediate area. Adjacent parcel #274-243-03, developed as an office building about five years ago still has a 50% vacancy at present and had a last asking lease rate of 85¢, fully serviced. In our opinion, with the vacancy factor in downtown area and all the new office complexes existing and scheduled to be built at the other end of Northgate Boulevard next to I-5, why would tenants be interested in

Page Two
Mr. Marty Van Duyn
March 7, 1985

leasing office space in an out-of-the-way, neighborhood retail area? Therefore, our point is we cannot justify the risk involved to build out the property as offices because of the higher cost to build with prospects for only a questionable return, if any, reflecting the low demand for offices in this area.

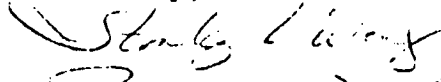
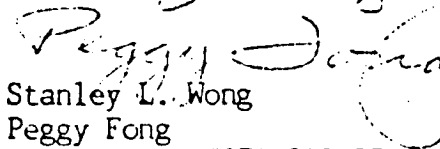
Besides not being able to develop the property, we would experience only a break-even, if not a loss, in the sale of the vacant land with an OB zoning. We have indicated the risk in building office building in this area and most assuredly any buyers would submit offers based upon that risk with much lower offers than if the property were zoned C-2.

- 2) Office would not be an appropriate use of the land. As we mentioned previously, an office building would be inappropriate on this parcel because the demand for neighborhood retail units far outweighs the demand for a garden office complex, especially in view of the high vacancy factor in downtown Sacramento and the overwhelming competition from the large office parks in the South Natomas area near I-5, existing and in the future.
- 3) The recommendation to rezone this parcel seems arbitrary. Why are the lots directly across on Northfield Drive (#274-254-04 & -06) to remain commercial, since their visibility to the main artery of Northgate Boulevard would be the same as our parcel. The Planning Department cited poor visibility for a retail center as the reason for rezoning our parcel to OB.

Given our valid and reasonable points, we ask that you reconsider your position and allow the parcel to retain its C-2 status.

Please contact us at 731-8229 or write to us at 6613 Medallion Court, Citrus Heights 95621 on your response to this letter as we would appreciate an appointment with you to discuss this problem further.

Sincerely,



Stanley L. Wong
Peggy Fong
Owners of PN#274-243-05

Enclosure

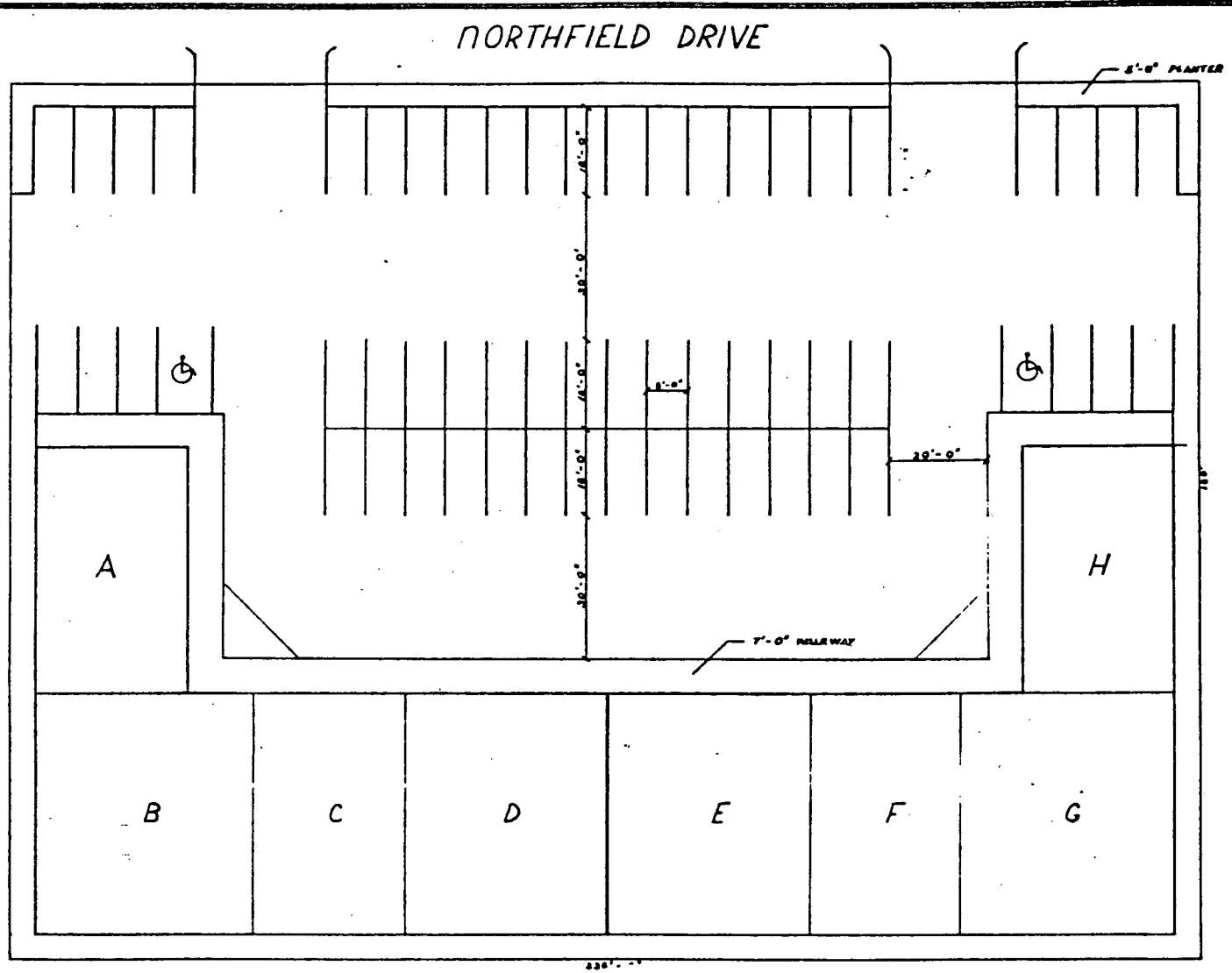
cc: Diana Parker, Planner
Joy Patterson, Assistant Planner
David Shore, City Councilman

NORTHFIELD PLAZA

RETAIL SHOPPING
CENTER



A	30' x 50'	1500 ^{sq}
B	43' x 50'	2150 ^{sq}
C	30' x 50'	1500 ^{sq}
D	40' x 50'	2000 ^{sq}
E	40' x 50'	2000 ^{sq}
F	30' x 50'	1500 ^{sq}
G	43' x 50'	2150 ^{sq}
H	30' x 50'	1500 ^{sq}
TOTAL		14,300 ^{sq}



57 PARKING PLACES REQUIRED
58 PARKING PLACES PROVIDED

SITE PLAN
Scale: 1/8" = 1'

616 & 632 NORTHFIELD DRIVE
Parcels 274-243-04 & 05

AREA 6

Location: S side of Northfield Drive, 135 feet west of Northgate Boulevard (APN: 274-243-04 and 05).

Current Plan Designation and Zoning: Business and Professional Offices (C-2)

Draft Plan Proposal: Office/Office Park (OB)

Proponent's Request: Retain general commercial zoning in order to construct a retail shopping center on the site (Johnson property and Wong and Fong property).

Staff Evaluation: The subject site consists of two parcels totaling 1+ acre. The 1978 South Natomas Community Plan designated the site for Business and Professional Offices. The site however, was never rezoned from C-2 to OB to reflect the plan designation.

The Draft South Natomas Community Plan revision designates three Neighborhood Commercial shopping centers and one Community Commercial center site east of I-5 for a total of 564,000+ square feet of shopping center development. These sites were chosen to maximize convenience and shopping choice while protecting the viability of existing commercial development. The draft plan states that the vitality of the existing Northgate Shopping Center is essential to the South Natomas Community image. The Draft EIR concluded that additional commercial square footage in the Plan area could not be absorbed and could seriously damage the viability of the existing commercial/real businesses in the area.

The community, however, is in need of small local serving office buildings. The subject parcels are large enough to accommodate such a use. The site is accessible from Northgate Boulevard and will not create adverse traffic impacts on neighboring residential uses. In addition, office uses would be compatible with both the existing and recommended commercial and residential uses for the area.

Staff Recommendation: Staff recommends that the planning Commission recommend designation of the site as Office/Office Park and rezoning of the two parcels to OB.

AREA 7

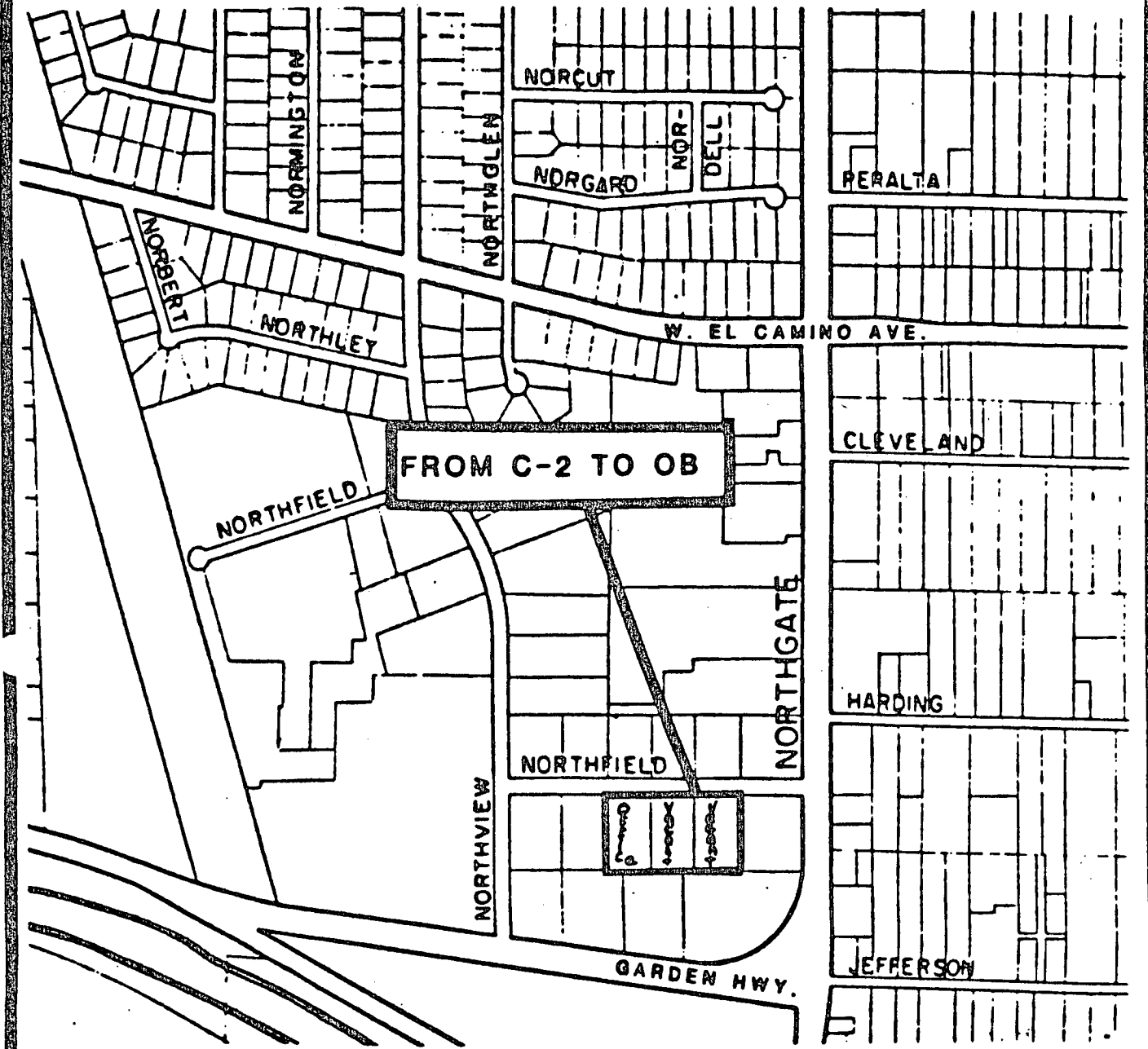
Location: NW corner of Northgate Boulevard and the future San Juan Road realignment (APN: 250-010-70).

Current Plan Designation and Zoning: Business and Professional Offices (OB-PUD)

Draft Plan Proposal: Office/Office Parks (5 acres) OB-PUD; Low Density Residential (2 acres) (R-1 PUD)

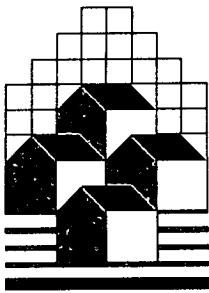
Proponent's Request: Designate the site for use by Community Hospital.

PROPOSED ZONING



Area 6 - Proposed OB

274-243-3, 4, 5.



SACRAMENTO June 10, 1985

BOARD OF REALTORS
2003 HOWE AVENUE
P.O. BOX 160446
SACRAMENTO, CA 95816
PHONE 916/922-7711

TO: Mayor and Sacramento City Council Members
FROM: Sacramento Board of REALTORS
RE: South Natomas Community Plan

OFFICERS

FRANK BIANCHINI
President

JUDY THOMPSON
Vice President

ROB GALLAWAY
Secretary/Treasurer

LARRY KNAPP
Immediate Past President

JAMES G. SANDMAN, CAE
Executive Vice President

The Sacramento Board of REALTORS urges the City Council to adopt a South Natomas Community Plan that provides for residential neighborhoods on both sides of I-5. We feel this will best enhance the existing community's quality of life. To do this we suggest that Council should target a set number of housing units, a diversity of housing types, including low, medium and high density and locate them so that they create solid residential neighborhoods.

DIRECTORS

GIL ALBIANI

PAULA COLOMBO

PATTY GILLETTE

BRIAN HOLLOWAY

MIKE LYON

BERT MacBRIDE

MICK McGUIRE

LINDA MYERS

BILL SCHMIDT

JUDY SCHOER

LEE STORMS

EMILY SWANSON

JOHN URDA

Two of the most attractive components cited by companies considering relocation to Sacramento are the quality of life to be enjoyed here and the existing labor pool. Central to both of these attributes is the location and price of housing.

South Natomas is uniquely qualified to add to both. Solid residential neighborhoods located close to work would contribute to the quality of life. Large panels of vacant land which already have infrastructure capability (water, sewers, etc.) will help keep the costs of housing down. As the financial plans are put together for the other newly urbanizing areas in the region we are seeing what providing all the needed infrastructure does to housing affordability. That's why we believe it is critical to preserve residentially zoned land in South Natomas.

We urge the City Council to adopt a community plan that balances to the greatest extent possible the needs of all its present and future citizens.

Table 16

AberaABSORPTION OF SACRAMENTO OFFICE SPACE
MAJOR PROJECTS

<u>Year</u>	<u>Office Space Absorption</u>	<u>Cumulative Total</u>
1979	625,000 SF	625,000 SF
1980	410,000	1,035,000
1981	675,000	1,710,000
1982	900,000	2,610,000
1983	1,100,000	3,710,000
1984(1)	1,500,000	5,210,000

(1) Coldwell Banker ProjectionSource: Coldwell Banker Commercial Real Estate Services
Keyser Marston Associates, Inc.



Carl's Jr. Restaurants
Carl Karcher Enterprises
Regional Headquarters
1804 Tribute Road, Suite K
Sacramento, California 95815
(916) 922-2029

April 26, 1985

Mr. Ed Wong
c/o Associated Brokers
2319 K Street
Sacramento, CA. 95816

Dear Ed:

This is to confirm our continuing interest in the property you represent at W. Silver Eagle and Northgate Boulevard in Sacramento, California. As you know, we submitted our proposal to you in January of 1984 regarding the possibility of leasing the property.

We are prepared to stand by that offer until you resolve the issues relating to the General Plan Amendment and down zoning proposed by the City of Sacramento.


Your property presents a clear and logical location for a commercial use of our type. Its close proximity to the proposed commercial, residential and hospital development presents a benefit to the area.

Without adequate dining opportunities in close proximity to office-commercial developments, unnecessary vehicle trips are generated which can contribute unacceptable service levels on the cities street system. Our proposed restaurant could help meet the existing and future needs of the area.

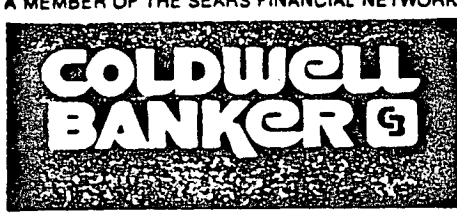
Best of luck in your application and, as always, if I can be of any assistance, please contact me.

Yours truly,

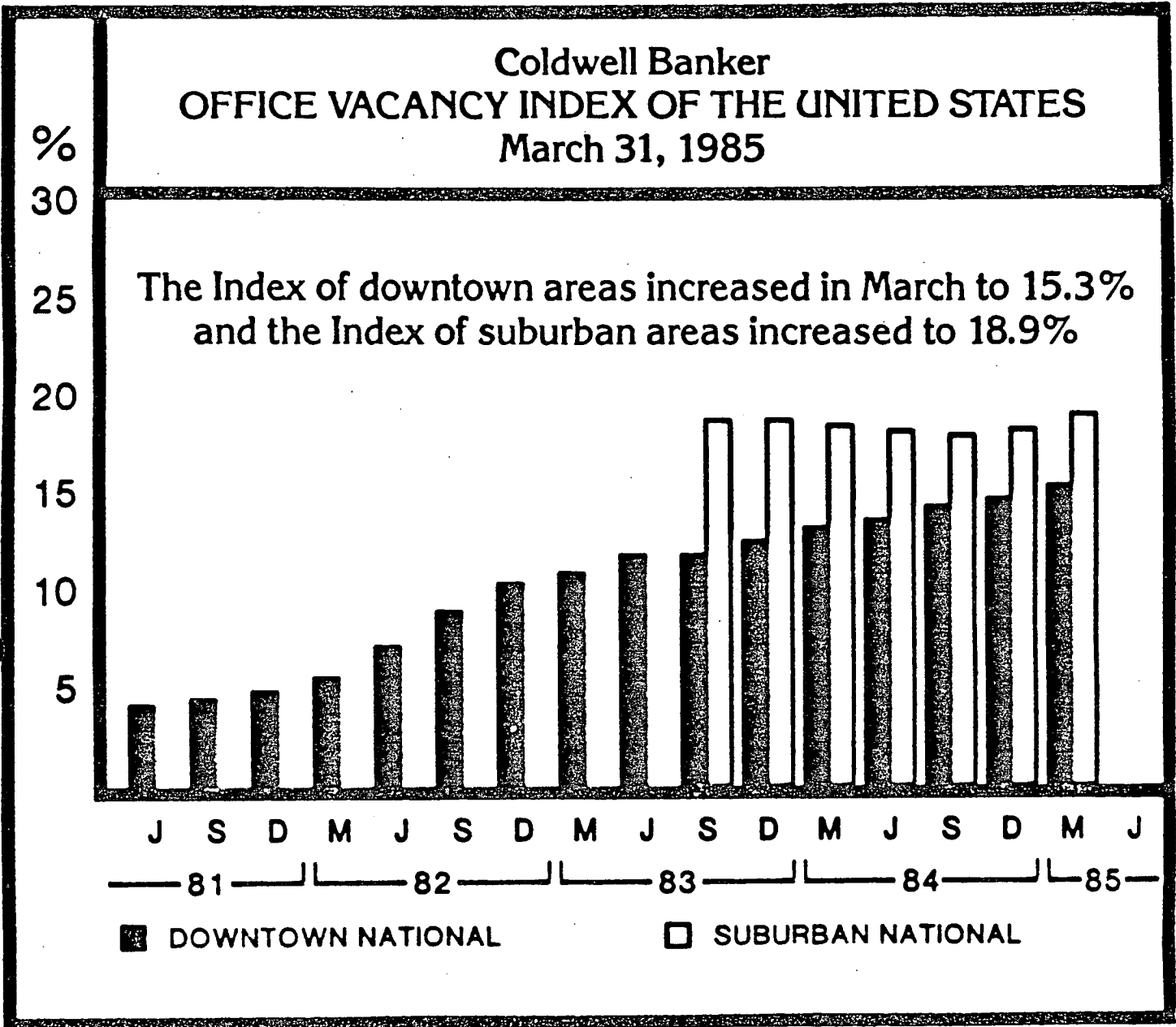
CARL KARCHER ENTERPRISES, INC.


Joe Guagliardo
Real Estate Manager

JG/sc



OFFICE BUILDING REAL ESTATE DATA



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National Overview

Downtown—The national office vacancy rate for downtown areas extended its steady upward trend, climbing approximately 0.6% per quarter since June, 1983. The index reached 15.3% in March, up from 14.7% in December. Although 40% less new office space was completed in the first quarter than in the previous quarter, this increased supply caused the rise in downtown vacancy.

Suburban—The national suburban office vacancy rate continued the upturn initiated in the fourth quarter of 1984. In March the index rose to 18.9%, up from 18.2% in December 1984. New office space completed in the first quarter of 1985 almost matched the level reached in the previous quarter, and contributed to the further increase in vacant space.

FIRST QUARTER 1985

Coldwell Banker has announced the results of their first quarter Coldwell Banker Office Vacancy Index. The Coldwell Banker Office Vacancy Index is a quarterly report of the vacancies in office buildings situated in downtown areas of selected major U.S. cities. The Sacramento Index covers an area bounded by 3rd Street, "G" Street, 16th Street and Broadway. The Index includes vacancies in major office buildings excluding governmental owned buildings, medical buildings, and buildings that are not competitive in today's marketplace. Periodically, newly constructed office buildings are added to the survey.

DOWNTOWN

The National Office Vacancy rate for the downtown area continued the steady rate of increase that has been evident since December, 1982, reaching 15.3% in March of 1985. The rise in downtown vacancy in the first quarter of 1985 is attributable almost entirely to the amount of uncommitted new office space that was completed during the quarter. Total occupied space grew at a continuing healthy pace, but was once again overshadowed by the even greater amount of new space reaching the market.

In downtown Sacramento, the vacancy jumped from 17.0% to 20.3%. The primary reason was the addition of the Capitol Bank of Commerce building and several other existing buildings to the downtown survey. We added over 700,000 square feet to the base. All things considered, the downtown market is doing just fine.

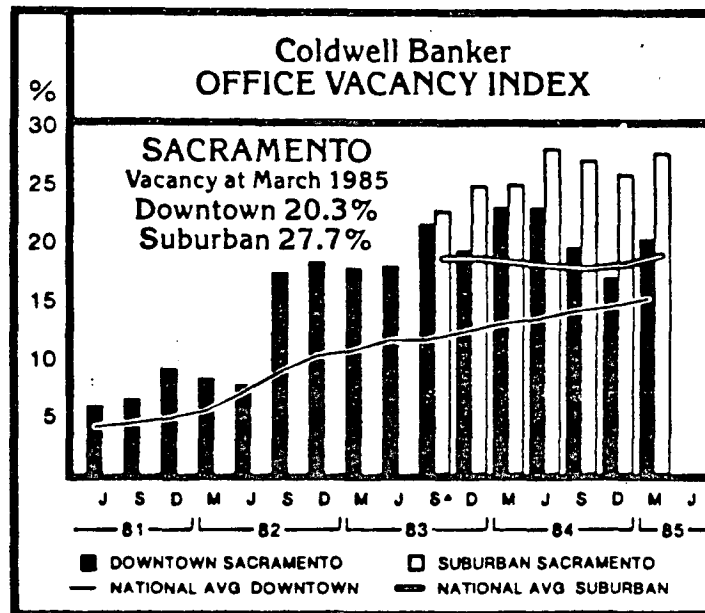
By adding the Capitol Bank of Commerce building, we increased the base of space downtown by over 10% with that building alone. On the bright side, 37% of that building was preleased before it was brought to the market. This is a very strong sign of the strength of downtown. Other buildings that experienced major deals were Lee Sammis' Corporate Centre at 5th and I, and the Traveler's Hotel across the Street.

The Capitol Bank building is the last major building brought to the market this year and so the vacancy rate is probably as high as it is going to get.

The State of California in the second quarter will be leasing large amounts of space and I believe that you will see a significant drop in the vacancy between the first

and the second quarter. The state has leased an extraordinary amount of space downtown and is currently negotiating on even more. All the talk about downtown Sacramento having a three or four year's supply of office space at this point looks like hogwash. By the end of the year the vacancy rates downtown will approach normal levels. I think you will see some developers beginning to push forward with plans to develop more buildings. There will be more dramatic announcements during 1985 regarding office space downtown, most of them having to do with the State of California.

At the first of the year, I said that the first quarter vacancy rate would be higher than it was at the end of 1984, which is what happened. I also said that they would stay high the rest of the year based on current activity, I don't think that will be the case, we will see strong absorption continuing and with the lack of construction the downtown vacancy rate could be close to 12% by the end of the year.



SUBURBAN OFFICE MARKET

Coldwell Banker has announced the results of their first quarter Coldwell Banker Office Vacancy Index for suburban markets. The Coldwell Banker Suburban Office Vacancy Index is a quarterly report of the vacancies in office buildings situated in downtown areas of selected major U.S. cities. The Sacramento Index covers an area which includes the Point West, Howe/Ethan, Campus Commons, Watt Avenue, Highway 50 Corridor, Roseville/Citrus Heights, Midtown, South Sacramento, and South Natomas areas. The Index includes vacancies in major suburban office buildings excluding government owned buildings, medical buildings, office condominiums, and buildings that are not competitive in today's marketplace. Periodically, newly constructed office buildings are added to the survey.

The Suburban Office Vacancy Index for Sacramento increased from approximately 26% to 27.8% during the first quarter. Again, this was due to the amount of square footage of office construction that has been completed this year. Some areas that added significant space were South Natomas/-Northgate, 160,000 square feet, the Highway 50 corridor, 700,000, in all we added another 1,200,000 square feet of space in the suburban office market in only the first quarter this year, and with a lot of that vacant, the vacancy rate went up.

Regarding absorption, Highway 50 again led the absorption with Amfac, Progressive Insurance, Federal Express, Bank of America and Blue Cross, all making major deals in this area. Suburban vacancy rates will probably continue to go up because we just can't keep up with the amount of construction.

The South Natomas/Northgate area will become a major factor towards this year because of the amount of construction scheduled to begin this spring.

The following are respective vacancy figures for each of the submarket areas for the first quarter of this year:

<u>SUBMARKET</u>	<u>VACANCY</u>
South Natomas/I-5/Northgate	50%
Midtown	22%
Point West	36%
Campus Commons	15%
Howe/Ethan	19%
Watt Avenue	17%
Highway 50 Corridor	39%
Roseville/Citrus Heights	25%
South Sacramento	<u>25%</u>
SUBURBAN TOTAL	28%

A most significant thing that I have noticed in the last year is the amount of growth that Sacramento is experiencing. In 1980 the total square footage of office space in the Sacramento market was 6,500,000. Last year at this time we were at 12,500,000. This year we are at 15,500,000. These are tremendous numbers. This, of course, is an overall nationwide trend but the amount of growth this market has experienced has got to be one of the tops in the state, (a 2,000,000 square feet increase in one year on a 13.5 million square foot base is almost a 15% increase, and we are not done yet.)

- Skip Jahn



CITY OF SACRAMENTO

Jossins

6-10-85

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

MEMORANDUM

MAY 9, 1985

TO: Mayor Rudin and Council Members
FROM: Diana Parker, Senior Planner
SUBJECT: South Natomas Community Plan and EIR

Please find enclosed a copy of the Draft South Natomas Community Plan and the EIR on the South Natomas Community Plan Update and Related Projects. The Plan and eleven project applications are scheduled for hearing before the City Council in June. Please telephone me if you have any questions.

DP:lr
cc: Walt Slipe

274-141-1300 PINA	RAYMOND G &	02	274-152-1900 ALAIMO	PETER C	02	274-142-0900 FERRER	GRACE	02
230 WEST EL CAMINO AV SACRAMENTO CA 95833			2289 AMERICAN AV SACRAMENTO CA 95833			270 CLEVELAND AV SACRAMENTO CA 95833		
274-171-1100 WOOD	JOHN A III &	02	274-141-0700 PANDURO	TRANQUILINO	02	274-151-2600 BLENSOE	NELLIE	02
521 JEFFERSON AV SACRAMENTO CA 95833			320 WEST EL CAMINO AV SACRAMENTO CA 95833			405 HARDING AV SACRAMENTO CA 95833		
274-151-0500 CAMPOS	ANDRES/TRINI	02	274-161-1200 HOWARD	L H/VIRGINIA	02	274-141-2300 PEREZ	NICHOLAS T/L	02
531 HARDING AV SACRAMENTO CA 95833			311 HARDING AVE SACRAMENTO CA 95833			241 CLEVELAND AV SACRAMENTO CA 95833		
274-161-0300 HULL	EMMETT/HESTE	02	274-141-3700 HOUSTON	JAMES C	02	274-171-2100 GARCIA	EPITACIA R	02
2320 AMERICAN AV SACRAMENTO CA 95833			305 CLEVELAND AV SACRAMENTO CA 95833			431 JEFFERSON AV SACRAMENTO CA 95833		
274-141-0100 LOUIE	GEORGE P & G	02	274-152-0700 HERNANDEZ	FELIX	02	274-142-1600 MEDIN	NANETTE L	02
2412 AMERICAN AV SACRAMENTO CA 95833			520 HARDING AV SACRAMENTO CA 95833			210 CLEVELAND AV SACRAMENTO CA 95833		
274-161-2000 LASYONE	DELLA M	02	274-141-1900 ROBERSON	ARTHUR J/FRA	02	274-161-0100 GONZALEZ	ROSE D	02
241 HARDING AV SACRAMENTO CA 95833			201 CLEVELAND AV SACRAMENTO CA 95833			2340 AMERICAN AV SACRAMENTO CA 95833		
274-142-0800 BATTISTE	ANNA	02	274-171-1300 GONSALVES	TONY & JOYCE	02	274-141-1000 CAMICIA	MYRTLE	02
320 CLEVELAND AV SACRAMENTO CA 95833			501 JEFFERSON AV SACRAMENTO CA 95833			262 WEST EL CAMINO AV SACRAMENTO CA 95833		
274-151-2300 RODRIGUEZ	LAWRENCE R &	02	274-151-0400 CAMPOS	ANDRES & TRI	02	274-161-1900 JASON	VICTOR F	02
609 MORGARD CT SACRAMENTO CA 95833			531 HARDING AV SACRAMENTO CA 95833			251 HARDING AV SACRAMENTO CA 95833		
274-141-2200 TALAMANTE	THOMAS B JR/	02	274-161-0500 HAMMONS	ALVA E & LEN	02	274-142-0300 ADAMS	A W/MILDRED	02
231 CLEVELAND AV SACRAMENTO CA 95833			2310 AMERICAN AV SACRAMENTO CA 95833			2380 AMERICAN AV SACRAMENTO CA 95833		
274-171-2700 GLIKO	MICHAEL W	02	274-132-2000 PROVOST	WALTER H	02	274-152-1400 ISLAS	NICK/GUADADL	02
27 CHIEF CT SACRAMENTO CA 95833			430 CLEVELAND AV SACRAMENTO CA 95833			450 HARDING AV SACRAMENTO CA 95833		
274-142-1800 MILLER	HARVEY & CHL	02	274-162-0300 PRATT	JOHN B & ELL	02	274-141-1700 HOWARD	BONNIE M	02
2360 AMERICAN AV SACRAMENTO CA 95833			350 HARDING AV SACRAMENTO CA 95833			204W EL CAMINO WY SACRAMENTO CA 95833		
274-152-1800 ISLAS	PETE G	02	274-142-1000 NORWOOD	JIMMY R & AN	02	274-171-0600 ROMO	CATALINA C	02
450 HARDING AV SACRAMENTO CA 95833			260 CLEVELAND AV SACRAMENTO CA 95833			561 JEFFERSON AV SACRAMENTO CA 95833		

274-172-5000 ESTRADA	ROGACIANO M	02	274-162-0000 GIST	JIM	02	274-173-0900 RIVER OAK CONTRACTS		02
360 POTOMAC AV			2210 AMERICAN AV			470 COLUMBUS AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
262-262-2700 SERRATO	ANGEL/LUPE	02	274-172-2000 SHORE	STEVEN CHARL	02	274-141-1600 DESOUZA	DOUGLAS/SALL	02
351 WEST EL CAMINO AV			441 COLUMBUS AV			2744 BRIDGEFORD DR		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-173-1300 LONGER	JAMES & AMEL	02	274-131-0800 GARCIA	AUGUSTINA	02	274-172-2900 MARIN	ALEXANDER O/	02
2839 BELGRADE WY			431 JEFFERSON AV			531 COLUMBUS AV		
SACRAMENTO, CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-152-2100 CALHOUN	EVERETT D/VI	02	274-173-0500 MATHIAS	CLARENCE L &	02	262-262-2500 RODRIGUEZ	RACHEL	02
2221 AMERICAN AV			530 COLUMBUS AV			PO BOX 13635		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-172-3500 BRISENO	ISMAIL R & A	02	274-142-1400 MARTINEZ	JOHN I/ROSE	02	274-131-2500 NATALI	MARCO/MARY	02
211WHEEL CANTNO			220 CLEVELAND AV			551 CLEVELAND AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-171-1200 GONSALVES	TONY & JOYCE	02	262-262-2300 JOHNSON	SHERIE L	02	274-141-0800 MOORES	JIM C/GLENDA	02
501 JEFFERSON AV			311 WEST EL CAMINO AV			311 WEST EL CAMINO AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-131-1800 BRAINARD	JESSIE	02	274-161-2200 DENNY	ELIZABETH	02	274-132-1600 STEWART	MARIE AGNES	02
451 CLEVELAND AV			2305 AMERICAN AV			2399 AMERICAN AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-142-1900 FITZSIMMONS	EUGENE E & M	02	274-131-1500 ANDRADE	JESS & SALLY	02	274-161-1800 ANDERSON	MARY	02
2360 AMERICAN AV			909 REGATTA DR			281 HARDING AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-131-1700 DAVIS	IVAN L & MAR	02	274-141-3100 JOHNSON	THEODORE O	02	274-131-1100 FLEMING	GERALD F & E	02
441 CLEVELAND AV			351 CLEVELAND AV			2401 AMERICAN AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-161-0400 HAMMONS	ALVA E/LENOR	02	274-131-1900 MORENO	BLANCHE M	02	274-142-0600 UNZUETA	CESARIO H &	02
2310 AMERICAN AV			461 CLEVELAND AV			340 CLEVELAND AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-131-0900 AZEVEDO	MADFLINE C	02	274-171-2400 ROMO	JESUS/CLARA	02	274-132-1700 CLAYTON	VIOLA U	02
2417 AMERICAN AV			551 JEFFERSON AV			2381 AMERICAN AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-152-1000 GARCIA	HORTENSE/RUD	02	274-142-1700 WEBSTER	RUTH	02	274-162-0500 THOMAS	LUCY HELEN	02
470 HARDING AV			200 CLEVELAND AV			310 HARDING AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		

274-172-0500 TOMBERG	BERNICE L	02	274-142-1500 KEPLER	ERNEST J & L	02	274-181-0500 GIST	JIM	02
510 JEFFERSON AV			220 CLEVELAND AV			2220 AMERICAN AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
262-252-3700 DELGADILLO	ANGEL/MARIA	02	274-172-3400 LONGER	JAMES E/AMEL	02	274-161-1000 HOWARD	L H & VIRGIN	02
421 WEST EL CAMINO AV			2839 BELGRADE WY			311 HARDING AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-173-1500 STRYCEK	MARTIN/ALENA	02	274-132-0700 LARSON	LINDA LEE	02	274-172-1800 JONES	MILDRED	02
418 COLUMBUS AV			520 CLEVELAND AV			2111 AMERICAN AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-141-2100 HEINKEL	DARYL	02	274-182-0400 MULLINS	RUFUS BAY &	02	262-252-2700 ROBLES	SALVADOR/JOS	02
221 CLEVELAND AV			2100 AMERICAN AV			330 HAGGIN AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-172-2800 MARIN	ALEXANDER U	02	274-161-0200 ELANCO	LEO / LORETT	02	274-173-1200 VEGA	STELLA D	02
531 COLUMBUS AV			2330 AMERICAN AV			440 COLUMBUS AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-131-0700 GUTIERREZ	VALENTINE J	02	274-172-0600 SANCHEZ	JUAN C/O FELI	02	274-141-3400 HOUSTON	JAMES C	02
430 WEST EL CAMINO AV			540 JEFFERSON AV			305 CLEVELAND AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-181-0800 COVLIN	FPED	02	262-262-1700 BRISENO	ISMAEL/AUROR	02	274-172-4200 SALSEDO	JOSE C	02
299 JEFFERSON AV			211 W EL CAMINO AV			530 JEFFERSON AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-171-1600 KEMP	VANEE, V H	02	274-173-0700 MOLINA	MARY ELLEN	02	274-131-1600 PIERCE	ELVA A	02
471 JEFFERSON AV			1029 HAWK AV			431 CLEVELAND AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-172-2200 LUIZ	CAROL M	02	274-141-0200 LOPEZ	EDMUNDO L/MA	02	274-182-1600 MULLINS	KENNETH H	02
461 COLUMBUS AV			695 SUTANO DR			2108 AMERICAN AV		
SACRAMENTO CA 95833			SACRAMENTO, CA 95833			SACRAMENTO CA 95833		
262-252-2400 GOW	GORDON/MAY	02	274-172-3300 LONGER	JAMES E/AMEL	02	274-152-0500 REVELES	MARTHA C	02
2620 DOPINE WY			2839 BELGRADE WY			540 HARDING AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-173-1100 GUTIERREZ	NEHECIO & MA	02	262-262-2200 JOHNSON	SHERIE L	02	274-172-1000 ROMO	JOSE C & AMA	02
450 COLUMBUS AV			311 WEST EL CAMINO AV			500 JEFFERSON AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		
274-151-0700 JAIME	MANUELA M &	02	274-181-1000 GIST	JIM	02	274-132-1100 GRISSOM	TROY/JOYCE	02
501 HARDING AV			2220 AMERICAN AV			450 CLEVELAND AV		
SACRAMENTO CA 95833			SACRAMENTO CA 95833			SACRAMENTO CA 95833		

274-112-1100 MARTINEZ	BERNABE & OL	02	274-132-2100 ROSE JR	HAROLD M & M	02	274-132-0600 MONTROYA	RICHARD J	02
2901 WRIGHT ST			3753 BECERRA WY			6132 HERMOSA ST		
SACRAMENTO, CA	95821		SACRAMENTO CA	95821		SACRAMENTO CA	95822	
274-162-0600 MARTIN	ROSCOE B MD	02	262-262-1800 ROSALES	MARY	02	262-252-3300 STIMERS	FLOYD D & WA	02
5337 37TH AV STE 4			4012 42ND AV			2325 LLOYD LN		
SACRAMENTO, CA	95824		SACRAMENTO CA	95824		SACRAMENTO, CA	95825	
262-262-2400 MISSILDINE	BILL J	02	262-252-3100 STIMERS	FLOYD D/WAND	02	274-151-1100 BAUTISTA	DEMETRIO/ V/	02
4447 FAIR OAKS BL			2325 LLOYD LN			9235 CARLA WY		
SACRAMENTO, CA	95825		SACRAMENTO CA	95825		SACRAMENTO, CA	95826	
274-132-1500 REVEL	LOTUS R	02	274-132-1900 REVEL	LOTUS R	02	274-151-1200 BAUTISTA	DEMETRIO V/N	02
PO BOX 7441			PO BOX 7441			9235 CARLA WY		
SACRAMENTO, CA	95826		SACRAMENTO CA	95826		SACRAMENTO, CA	95826	
274-172-3000 BAEZ	BENJAMIN/MAR	02	274-141-1400 DAVID	LEE E & BETT	02	274-182-1700 MAGANA	GERARDO/OLGA	02
7208 SANTA TERESA WY			6851 STEAMBOAT WY			336 JEFFERSON AV		
SACRAMENTO CA	95831		SACRAMENTO CA	95831		SACRAMENTO CA	95833	
262-252-2200 GOW	GORDON/MAY	02	274-173-1000 JAUREZ	MARY C	02	274-152-1700 YSLAS	NICK/GUADALA	02
2620 DORINE WY			316 INDIANA AV			450 HARDING AV		
SACRAMENTO CA	95833		SACRAMENTO CA	95833		SACRAMENTO CA	95833	
274-182-1800 SMITH	DAVID L/DENT	02	274-131-0300 DILLON	DENNIS	02	274-172-0500 GONZALES	REBECCA X	02
330 JEFFERSON AV			2724 DORINE WY			2122 NORTHGATE BL		
SACRAMENTO CA	95833		SACRAMENTO CA	95833		SACRAMENTO CA	95833	
274-142-0700 BATTISTE	ANNA	02	274-182-0300 MULLINS	KENNETH H	02	262-252-3800 DELGADILLO	ANGEL/MARIO	02
320 CLEVELAND AV			2108 AMERICAN AV			421 W EL CAMINO AV		
SACRAMENTO CA	95833		SACRAMENTO CA	95833		SACRAMENTO CA	95833	
274-172-4300 ROMO	SLAVADOR C &	02	274-162-0800 LONGER	JAMES EDWARD	02	274-173-1900 GREENBERG	MAURICE A	02
520 JEFFERSON AV			2839 BELGRADE			400 COLUMBUS AV		
SACRAMENTO CA	95833		SACRAMENTO CA	95833		SACRAMENTO CA	95833	
274-131-1400 JANZEN	GEORGE/ANITA	02	274-172-1400 MORENO JR	RAYMOND J	02	274-141-0400 MURILLI	D J & M	02
411 CLEVELAND AV			446 JEFFERSON AV			620 WILSON AV		
SACRAMENTO CA	95833		SACRAMENTO CA	95833		SACRAMENTO CA	95833	
274-182-1400 BRANKLINE	RAYMOND J	02	262-252-2300 GOW	GORDON/MAY	02	274-172-2300 TALAMANTE	THOMAS/HELEN	02
311 JEFFERSON AV			2620 DORINE WY			231 CLEVELAND AV		
SACRAMENTO CA	95833		SACRAMENTO CA	95833		SACRAMENTO CA	95833	
274-151-2400 VILLAREAL	EDWARD/ELVIR	02	274-173-0800 ESTPADA	ROGACIANO M	02	262-262-3000 HAMMONDS	CARROLL & GE	02
471 HARDING AV			360 POTOMAC AV			2592 AMERICAN AV		
SACRAMENTO CA	95833		SACRAMENTO CA	95833		SACRAMENTO CA	95833	

274-182-0500 RUDOLPH	RANDALL G	02	274-151-1500 DAILY	MRS VALERA	02	274-182-0100 MEDIN	NICKOLAS I	02
7677 LILY MAR WY			RI 2 BOX 794			RT3 BOX 170 B8		
N HIGHLANDS	CA	95660	WOODLAND	CA	95695	WOODLAND	CA	95695
274-173-1400 MCCLELLAN	GEORGE B	02	274-131-0600 STANFORD SETTLEMENIC		02	274-172-1100 GUTIERREZ	MAGDALENA	02
PO BOX 1181			901 H ST STE-610			1311 F ST		
SACRAMENTO	CA	95806	SACRAMENTO	CA	95814	SACRAMENTO	CA	95814
274-171-1500 COUNTY OF SACRAMEN		02	274-181-1100 CITY OF SACRAMENTO		02	274-172-4100 GUTIERREZ	MAGDALENA	02
827 7TH ST RM 220			915 I ST RM 207			1311 F ST		
SACRAMENTO,	CA	95814	SACRAMENTO	CA	95814	SACRAMENTO	CA	95814
252-252-3000 BASURTO	DAVID & PATR	02	274-190-0100 NORTH SACRAMENTO LD CO		02	274-141-1500 MARSHALL	DENNIS R	02
471 WHEEL CAMINO AV			400 SLOBE AV			210W EL CAMINO AV		
SACRAMENTO	CA	95815	SACRAMENTO	CA	95815	SACRAMENTO	CA	95815
274-173-0600 OGLE	OPVAL D	02	262-262-2600 CONTRERAZ	JOSEH J & DE	02	274-181-0200 ALBERICCI	DANTE	02
PO BOX 15887			339 WHEEL CAMINO AV			471 ARCADE BL		
SACRAMENTO	CA	95815	SACRAMENTO	CA	95815	SACRAMENTO	CA	95815
274-152-1300 MEDINA	FRANK A & MI	02	262-262-2000 JONES	JAMES L/SHIR	02	274-142-0200 MEDINA	FRANK A & MI	02
127 EL CAMINO AV			251 WHEEL CAMINO AV			127 ELCAMINO AV		
SACRAMENTO	CA	95815	SACRAMENTO	CA	95815	SACRAMENTO	CA	95815
252-262-2900 FARNSWORTH	ETTA I	02	274-161-1700 ANDERSON	ARTHUR L	02	262-262-2900 CARPENTER	ANNA M	02
361 WHEEL CAMINO AV			2680 HAWTHORNE			162 GLOBE AV		
SACRAMENTO	CA	95815	SACRAMENTO	CA	95815	SACRAMENTO	CA	95815
274-141-1100 LAVALSITI	JOSEPH	02	274-151-1900 YEISLEY	STEVEN G	02	274-141-2800 WOMMACK	LEPHRIA D	02
250W EL CAMINO AV			645 CALVADOS AV			660 LAS PALMAS AV		
SACRAMENTO	CA	95815	SACRAMENTO	CA	95815	SACRAMENTO	CA	95815
274-141-3300 NORTH SACRAMENTO LD CO		02	274-181-1200 BRANKLINE	RAY J	02	274-181-0500 BRANKLINE	RAY J	02
400 SLOBE AV			629 23RD ST			629 23RD ST APT B		
SACRAMENTO	CA	95815	SACRAMENTO	CA	95816	SACRAMENTO	CA	95816
274-172-1600 MINCEY	WILLIE J	02	274-172-1700 MINCEY	WILLIE J	02	274-171-2300 YIM	PATSY	02
3701 12TH AV			3701 12TH AV			3508 24TH ST		
SACRAMENTO	CA	95817	SACRAMENTO	CA	95817	SACRAMENTO	CA	95818
274-181-0600 VANALFEN	JOHN K	02	274-132-1800 COPELAND	CLARENCE B &	02	274-181-0400 VANALFEN	JOHN K	02
P O BX 8274			2014 25TH ST			P O BX 8274		
SACRAMENTO	CA	95818	SACRAMENTO	CA	95818	SACRAMENTO	CA	95818
274-172-1300 JON WAYNE OLSEN TRT		02	274-132-0800 MOSBY	N VIRGINIA	02	274-132-0900 MOSBY	N VIRGINIA	02
4409 T ST			4360 58TH ST			4360 58TH ST		
SACRAMENTO	CA	95819	SACRAMENTO	CA	95820	SACRAMENTO	CA	95820

THOMPSON	BERNARD D/GJL	LARSON	JEAN	LARSON	JEAN
ROUTE-1		2236 GLYNDON AV		2236 GLYNDON AV	
RHINELAND	WI 54501	VENTICE	CA 90291	VENICE	CA 90291
274-131-2400 MCKINZIE	DONNA D 02	274-131-2100 OSTLING	STAN F/JACQU 02	274-131-2200 OSTLING	STAN F & JAC 02
811 EUCLID #5		1321 TAMAPACK		1321 TAMARACK	
SANTA MONICA	CA 90403	CARLSBAD	CA 92008	CARLSBAD	CA 92008
274-142-1300 ALLAN	C 02	274-131-1000 LOW TINA	02	274-162-0400 CASOURANG	MERVIN & ROS 02
620 ANDREA		255 EL CAMINO REAR 308		PO BOX 99467	
BAKERSFIELD	CA 93307	BURLINGAHE	CA 94010	SAN FRANCISCO	CA 94109
274-182-1000 DORAIS	WAYNE F 02	274-182-1100 DORAIS	WAYNE F 02	274-131-2000 JOHNSON	MELVIN F/LIN 02
147 16TH ST		147 16TH ST		1010 VEALE AV	
SAN FRANCISCO	CA 94118	SAN FRANCISCO	CA 94118	MARTINEZ	CA 94553
274-172-2600 ADAIR	THOMAS G 02	274-132-1000 MONTOVA	APEL 02	274-142-0400 PAN PACIFIC PROPERES	02
5021 BLUM RD #6		406 VAN BUREN AV		POROX C	
PACHECO	CA 94553	OAKLAND	CA 94610	BELVEDERE	CA 94920
274-152-1100 RODRIGUEZ	DANNY/SUSAN 02	274-132-0400 UPHAM HATHEWAY ENTERPRISES	02	274-132-0300 UPHAM HATHEWAY ENTERPRISES	02
269 ENTERPRISE DR		34 KNOLLWOOD DR		34 KNOLLWOOD DR	
ROHNERT PARK	CA 94928	APTOS	CA 95003	APTOS	CA 95003
274-142-1200 ALLAN	C 02	262-252-2800 NILES	JAMES S JR/J 02	274-172-2400 KAPJIAN	ANDY/MABLE 02
620 ANDREA AV		281 DALLAS DR		440 KIEFL BL	
BAKERSFIELD	CA 93007	CAMPBELL	CA 95008	SANTA CLARA	CA 95051
274-131-2300 RUSTIGAN	ARAM A & ALE 02	274-131-2700 RUSTIGAN	ARAM A & ALE 02	274-181-0300 HOLDEN	HAROLD R 02
208 GERMAINE AV		208 GERMAINE AV		677 MULBERRY	
SANTA CRUZ	CA 95065	SANTACRUZ	CA 95065	ATWATER	CA 95301
274-173-2000 KUHN	STANLEY H 02	262-262-2100 BARLING	WILLIAM/DORO 02	274-171-2200 MEJIA	FELIX 02
P O BX 365		PO BOX 363		609 WELLAND WY	
SOULSBYVILLE	CA 95372	SONOMA	CA 95476	BRODERICK	CA 95605
274-151-0900 ZBYLUT	DENNIS J & B 02	274-151-1300 ZBYLUT	DENNIS J & B 02	274-151-1000 ZBYLUT	DENNIS J & B 02
3024 PARKWOOD CT		3024 PARKWOOD CT		3024 PARKWOOD CT	
CARMICHAEL	CA 95608	CARMICHAEL	CA 95608	CARMICHAEL	CA 95608
274-141-3200 CLARK	OSCAR T & AR 02	274-161-0800 LARSON	A WAYNE 02	274-162-0700 AUVINEN	EINO R/MARGE 02
6901 MERCEDES AV		4033 SAN JUAN AV, #15		116 HILLSWOOD DR	
CITRUS HEIGHTS	CA 95610	FAIR OAKS	CA 95628	FOLSOM,	CA 95630
274-132-1200 CRUTCHFIELD	STEVEN RAY/S 02	274-132-2100 CRUTCHFIELD	STEVEN RAY/S 02	274-132-1300 CRUTCHFIELD	STEVEN RAY/S 02
8360 MIDLAND RD		8360 MIDLAND RD		8360 MIDLAND RD	
LOOMIS	CA 95650	LOOMIS	CA 95650	LOOMIS	CA 95650

36

274-141-1200 THOMPSON	02	BERNARD D/6L	274-132-0500 LARSON	02	JEAN	274-132-0605 LARSON	02	JEAN
ROUTE-1			2236 GLYNDON AV			2236 GLYNDON AV		
RHINELAND	WI	54501	VENICE	CA	90291	VENICE	CA	90291
274-131-2400 MCKINZIE	02	DONNA D	274-131-2100 OSTLING	02	STAN F/JACQU	274-131-2200 OSTLING	02	STAN F & JAC
811 EUCLID #5			1321 TAMARACK			1321 TAMARACK		
SANTA MONICA	CA	90403	CARLSBAD	CA	92008	CARLSBAD	CA	92008
274-142-1300 ALLAN	02	C	274-131-1000 LOW TINA	02		274-162-0400 CASAURANG	02	MERVIN & ROS
620 ANDREA			255 EL CAMINO REAR 308			PO BOX 99467		
BAKERSFIELD	CA	93307	BURLINGAME	CA	94010	SAN FRANCISCO	CA	94109
274-182-1000 DORAIS	02	WAYNE F	274-182-1100 DORAIS	02	WAYNE F	274-131-2000 JOHNSON	02	MELVIN F/LIN
147 16TH ST			147 16TH ST			1010 VEALE AV		
SAN FRANCISCO	CA	94118	SAN FRANCISCO	CA	94118	MARTINEZ	CA	94553
274-172-2600 ADAIR	02	THOMAS G	274-132-1000 MONTROYA	02	ABEL	274-142-0400 PAN PACIFIC PROPERES	02	
5021 BLUM RD #6			406 VAN BUREN AV			POBOX C		
PACHECO	CA	94553	OAKLAND	CA	94610	BELVEDERE	CA	94920
274-152-1100 RODRIGUEZ	02	DANNY/SUSAN	274-132-0400 UPHAM HATHEWAY ENTERPRISES	02		274-132-0300 UPHAM HATHEWAY ENTERPRISES	02	
269 ENTERPPISE DR			34 KNOLLWOOD DR			34 KNOLLWOOD DR		
ROHNERT PARK	CA	94928	APTOS	CA	95003	APTOS	CA	95003
274-142-1200 ALLAN	02	C	262-252-2800 NILES	02	JAMES S JR/J	274-172-2400 KAPJIAN	02	ANDY/MABLE
620 ANDREA AV			281 DALLAS DR			440 KIELY BL		
BAKERSFIELD	CA	95007	CAMPBELL	CA	95008	SANTA CLARA	CA	95051
274-131-2300 RUSTIGAN	02	ARAM A & ALE	274-131-2700 RUSTIGAN	02	ARAM A & ALE	274-181-0300 HOLDEN	02	HAROLD R
208 GERMAINE AV			208 GERMAINE AV			677 MULBERRY		
SANTA CRUZ	CA	95065	SANTACRUZ	CA	95065	ATWATER	CA	95301
274-173-2000 KUHN	02	STANLEY H	262-262-2100 BARLING	02	WILLIAM/DORO	274-171-2200 MEJIA	02	FELIX
P O BX 365			PO BOX 363			609 WELLAND WY		
SOULSBYVILLE	CA	95372	SONOMA	CA	95476	BRODERICK	CA	95605
274-151-0900 ZBYLUT	02	DENNIS J & B	274-151-1300 ZBYLUT	02	DENNIS J & B	274-151-1000 ZBYLUT	02	DENNIS J & B
3024 PARKWOOD CT			3024 PARKWOOD CT			3024 PARKWOOD CT		
CARMICHAEL	CA	95608	CARMICHAEL	CA	95608	CARMICHAEL	CA	95608
274-141-3200 CLARK	02	OSCAR T & AR	274-161-0800 LARSON	02	A WAYNE	274-162-0700 AUVINEN	02	EINO R/MARGE
6901 MERCEDES AV			4033 SAN JUAN AV, #15			116 HILLSWOOD DR		
CITRUS HEIGHTS	CA	95610	FAIR OAKS	CA	95628	FOLSOM,	CA	95630
274-132-1200 CRUTCHFIELD	02	STEVEN RAY/S	274-132-2100 CRUTCHFIELD	02	STEVEN RAY/S	274-132-1300 CRUTCHFIELD	02	STEVEN RAY/S
8360 MIDLAND RD			8360 MIDLAND RD			8360 MIDLAND RD		
LOOMIS	CA	95650	LOOMIS	CA	95650	LOOMIS	CA	95650

4-243-0400 06
HNSON A LINDEN & J
5017 KENNETH AV
CARICHAEL CA 95608

274-243-0500 06
WONG STANLEY L &
6613 MEDALLION CT
CITRUS HGTS CA 95610

274-243-0300 06
PLOVER PARTNERSHIP
2223 DALE AV
SACRAMENTO CA 95815

Area 6

5

3

2-122-2100 ARK	LUTHER NEAL/	01	262-030-0900 FONG	01	WALTER/NOON	250-121-0200 MOSS LAND COMPANY	01
8492 JOE ROGERS RD			501 S ST			711 J ST	
ROSEVILLE	CA	95678	SACRAMENTO	CA	95814	SACRAMENTO	CA 95814
250-121-2100 MOSS LAND CO		01	250-121-2200 MOSS LAND CO	01		250-160-0200 FONG	ROBERT E DIA 01
711 J ST			711 J ST			2319 K ST	
SACRAMENTO,	CA	95814	SACRAMENTO	CA	95814	SACRAMENTO	CA 95816
250-160-0100 FONG		01	262-102-2600 GREGORY	01	ANGELA	262-083-1000 LAPUZ	NARCISO R & 01
2319 K ST			3951 DOWNEY WY			4018 SCOTTY WY	
SACRAMENTO	CA	95816	SACRAMENTO,	CA	95817	SACRAMENTO,	CA 95821
2-122-1900 BLE		01	250-240-4000 RYAN	01	RALPH J & ED	250-240-4100 RYAN	RALPH J & ED 01
1311 LOS MOLINOS WY			2512 MORLEY WY			2512 MORLEY WY	
SACRAMENTO,	CA	95825	SACRAMENTO	CA	95825	SACRAMENTO	CA 95825
2-062-1700 KUZEL		01	262-062-1600 KUZEL	01	HARVEY W & I	262-062-1800 KUZEL	HARVEY W & I 01
4010 WINDING CREEK RD			2140 ROCKWOOD DR			4010 WINDING CREEK RD	
SACRAMENTO,	CA	95825	SACRAMENTO	CA	95825	SACRAMENTO,	CA 95825
2-030-0100 MELTON		01	250-240-4200 RYAN	01	RALPH J & ED	262-121-0600 HUIZAR	LOUIS G & CO 01
2517 HERNANDO RD			2512 MORLEY WY			2920 NORTHGATE BL	
SACRAMENTO	CA	95825	SACRAMENTO	CA	95825	SACRAMENTO	CA 95833
250-160-2600 KEFIELD		01	262-171-0500 BISHOP	01	GWENDOLYN	262-102-2100 PYEVACH WESLEY/MAR	01
700 NORLAND DR			561 HAGGIN AV			22 BEECHAM CT #B	
SACRAMENTO	CA	95833	SACRAMENTO	CA	95833	SACRAMENTO,	CA 95833
2-121-0400 GILL		01	262-082-0100 W & T ENTERPRISES	01		262-171-0400 GUTIERREZ	THOMAS 01
2924 NORTHGATE BLVD			22 BEECHAM CT			2820 NORTHGATE BL	
SACRAMENTO	CA	95833	SACRAMENTO	CA	95833	SACRAMENTO	CA 95833
2-082-0200 & T ENTERPRISES		01	262-121-0100 GUTIERREZ	01	NARCISO H	262-121-0500 MCGILL	JAMES M 01

10

AREA 1

250-160-2800 01
HERNANDEZ JENNIE E
3408 NORTHGATE BL & M/A
SACRAMENTO CA

262-121-3700 01
GAYTON MAGDALENA P
2938 NORTHGATE BL
SACRAMENTO CA

262-172-1600 01
HOME MISSION BD SOBAPTIST CONV
1350 SPRING ST,NW
ATLANTA GA 30367

262-081-0100 0
BEACON OIL COMPANY
P O BX 466
HANFORD CA 9323

262-102-2500 01
PIERCE LATHING CO
5717 E SHIELDS AV
FRESNO CA 93727

262-030-1000 01
DALTON BERNARD/ROSE
912 GRAND AV
SAN RAFAEL CA 94901

262-121-0700 0
FROST CLIFFORD A/L
PO BOX 737
CITRUS HEIGHTS CA 9561

262-121-0800 01
FROST CLIFFORD A/L
PO BOX 737
CITRUS HEIGHTS CA 95610

250-121-4200 01
CARMICAL KENNETH & LO
8605 ELWYN AV
ELVERTA CA 95626

262-122-0100 0
CLARK LUTHER N/MAR
8492 JOE RODGERS RD
ROSEVILLE CA 9567

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4-233-0300 MMA ONE
3324 STATE ST B
SANTA BARBARA CA 93105
4-110-2800 CRAWFORD TERRA ENGINEERING INC
1910 ETHAN WAY
SACRAMENTO, CA 95825

274-233-0100 POTTER
GARY L
PO BOX 1204
CEDAR RIDGE CA 95946

Area 3

274-234-0800 NORTHVIEW GROUP A LIMITED PA
2110 K ST STE #10
SACRAMENTO, CA 95816

$\frac{6(41=7)}{2}$

4-110-1000 NATIONAL SELF STORE EQUITIES L
1161N EL DORADO PL #132
TUCSON AZ 85715
274-110-1100
TUCSON AZ 85715
CITY OF SACRAMENTO
915 I ST RM 207
SACRAMENTO CA 95814

4-110-1200 NATIONAL SELF STORE EQUITIES L
1161N EL DORADO PL #132
TUCSON AZ 85715
274-110-0800
TUCSON AZ 85715
CITY OF SACRAMENTO
915 I ST RM 207
SACRAMENTO CA 95814

4-110-0900 CITY OF SACRAMENTO
915 I ST RM 207
SACRAMENTO CA 95814

4-110-1000 NATIONAL SELF STORE EQUITIES L
1161N EL DORADO PL #132
TUCSON AZ 85715
274-110-1100
TUCSON AZ 85715
CITY OF SACRAMENTO
915 I ST RM 207
SACRAMENTO CA 95814

4-110-1200 NATIONAL SELF STORE EQUITIES L
1161N EL DORADO PL #132
TUCSON AZ 85715
274-110-0800
TUCSON AZ 85715
CITY OF SACRAMENTO
915 I ST RM 207
SACRAMENTO CA 95814

4-110-0900 CITY OF SACRAMENTO
915 I ST RM 207
SACRAMENTO CA 95814

Area 4
6+9=15

4-110-1000 NATIONAL SELF STORE EQUITIES L
1161N EL DORADO PL #132
TUCSON AZ 85715
274-110-1300
TUCSON AZ 85715
CITY OF SACRAMENTO
915 I ST RM 207
SACRAMENTO CA 95814

4-110-1200 NATIONAL SELF STORE EQUITIES L
1161N EL DORADO PL #132
TUCSON AZ 85715
274-110-2900
TUCSON AZ 85715
CITY OF SACRAMENTO
915 I ST RM 207
SACRAMENTO CA 95814

4-110-0900 CITY OF SACRAMENTO
915 I ST RM 207
SACRAMENTO CA 95814

5
Area 5

4-243-0100
OVER PARTNERSHIP
2223 DALE AV
SACRAMENTO CA 95815

05 274-243-0900
BASTIAO
7074 POCKET RD
SACRAMENTO CA 95831

05 274-243-1000
BASTIAO
7074 POCKET RD
SACRAMENTO CA 95831

05 ELVIRA
SACRAMENTO CA 95831

4-243-0200
ON
648 NORTHFIELD DR
SACRAMENTO CA 95833

05 JAMES R
PARTNERSHIP
648 NORTHFIELD DR
SACRAMENTO CA 95833

05 274-243-0800
PLOVER
648 NORTHFIELD DR
SACRAMENTO CA 95833

05 PARTNERSHIP
648 NORTHFIELD DR
SACRAMENTO CA 95833

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4-243-8500
4-243-8600
4-243-8700
4-243-8800
4-243-8900
4-243-9000
4-243-9100
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4-243-9800
4-243-9900
4-243-10000

3

Area 6

3

INDEN & J 06
CA 95608

274-243-0500
WONG
6613 MEDALLION CT
CITRUS HGTS

STANLEY L & 06
CA 95610

274-243-0300
PLOVER PARTNERSHIP
2223 DALE AV
SACRAMENTO

06
CA 95815



0-010-7100
STERSUND

FRANK V & GR

88

PO BOX 826

DANVILLE

CA

94526

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23-230-4100 B9
FIRST AMERICAN TIT COMPANY OF

PO BOX 266

WOODLAND CA 95695

Labels for
So. Natomas Rezoning

4

**SUGGESTED FORMAT
AGENDA**

**CITY COUNCIL
JUNE 10, 1985**

1. Final EIR. NOTE: Appeal filed by South Natomas Community Association
 - A. Staff Presentation
 - B. Public Testimony
 - C. Council Discussion
 - D. Close Hearing

2. Draft Community Plan. NOTE: Appeal filed by South Natomas Community Association
 - A. Staff Presentation
 - B. Public Testimony
 - 1) Policies. Testimony on Policies, Not Site Specific
 - a. Population and Housing
 - b. Circulation
 - c. Public Facilities
 - 2) East of Northgate Boulevard. Site Specific Testimony
 - a. Appeal filed on Parcel in Area 1a
 - 3) West of Northgate Boulevard and East of I-5. Site Specific Testimony
 - 4) West of I-5. Site Specific Testimony
 - C. Council Discussion
 - D. Council Recommendation. Intent to Deny Appeal and Approve Plan
 - 1) Plan
 - 2) Rezonings Associated with the Plan

3. Projects
 - A. Capitol Business Park (P83-328)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

 - B. Natomas Corporate Center (P83-333)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

 - C. Sammis Technology Center (P83-390)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

 - D. Willow Creek (P83-391)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

- E. Cook Company Northgate (P83-393)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

- F. Capitol 80 Properties (P83-394)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

- G. Mercy Natomas (P83-396)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

- H. Park El Camino (P83-397)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

- I. Fong Ranch (P83-398)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

- J. Riverview Oaks (P83-399). NOTE: Appeal Filed by Applicant
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

- K. Community Hospital (P83-401)
 - 1) Staff Presentation
 - 2) Public Testimony
 - 3) Council Discussion

- 4. A. Deny Appeal. Intent to Certify the EIR subject to overriding considerations.
- B. Deny Appeal. Intent to Adopt the Community Plan subject to findings of fact and Council adoption of a financing plan.
 - 1) Deny Appeal of rezone associated with Plan. Approve rezonings associated with the Plan
- C. Council recommendation on each of eleven projects.

DP:lr