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APPROVED  
BY THE CITY COUNCIL

JUN 14 1994

OFFICE OF THE  
CITY CLERK

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

April 29, 1994

City Council  
Sacramento, California

CONTINUED  
FROM 05-10-94  
TO 06-14-94

Honorable Members in Session:

- SUBJECT: A. CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT
- B. MITIGATION MONITORING PLAN
- C. AMEND THE GENERAL PLAN FOR 12.2± VACANT ACRES FROM MEDIUM DENSITY RESIDENTIAL (16-29 DU/NA) TO COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICES
- D. AMEND THE SOUTH SACRAMENTO COMMUNITY PLAN FOR 12.2± VACANT ACRES FROM RESIDENTIAL (11-29 DU/NA) TO GENERAL COMMERCIAL
- E. AMEND THE SOUTH SACRAMENTO COMMUNITY PLAN TEXT TO EXCEED THE CURRENT LEVEL OF COMMERCIAL ZONED LAND IN THE SOUTH SACRAMENTO COMMUNITY PLAN AREA FOR THE PROJECT SITE ONLY
- F. REZONE 12.2± ACRES FROM MULTIPLE FAMILY RESIDENTIAL (R-2A-R) TO SHOPPING CENTER (SC) IN ORDER TO CONSTRUCT A 113,100 SQUARE FOOT SHOPPING CENTER (P92-003)

LOCATION: Northwest corner of Franklin Boulevard & Mack Road - Council District 8

OWNER: William Cummings, et. al., 7700 College Town Drive, Sacramento, CA 95826

APPLICANT: Morton & Pitato, Inc., 1788 Tribute Road, Suite 200, Sacramento, CA 95815

DEVELOPER: The Schaber Company, 7700 College Town Drive, Suite 214, Sacramento, CA 95826

## **RECOMMENDATION**

The Planning Commission and Planning Staff recommend the following action by the City Council:

- A. Certify the Environmental Impact Report
- B. Mitigation Monitoring Plan (to be prepared if project is approved)
- C. Deny the General Plan Amendment of 12.2± vacant acres from Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & Offices
- D. Deny the South Sacramento Community Plan Amendment of 12.2± vacant acres from Residential (11-29 du/na) to General Commercial
- E. Deny the South Sacramento Community Plan Text Amendment to exceed the current level of commercially zoned land in the South Sacramento Community Plan Area for the project site only
- F. Deny the Rezone 12.2± acres from Multiple Family Residential (R-2A-R) to Shopping Center (SC) in order to construct a 113,100 square foot shopping center (P92-003)

**CONTACT PERSON:** Will Weitman, Principal Planner  
Cindy Gnos, Associate Planner  
(916)264-5604

**FOR CITY COUNCIL MEETING OF:** May 10, 1994

## **SUMMARY**

This is a request for a General Plan Amendment to redesignate the site from Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & Offices, a South Sacramento Community Plan Amendment to allow additional commercial land in the South Sacramento Community Plan Area, a redesignation of the site from Residential (11-29 du/na) to General Commercial, and a Rezone from Multiple Family (R-2A-R) to Shopping Center (SC). The applicant is requesting the commercial zoning and redesignations of the site in order to construct a 113,100 square foot shopping center in the future. The Planning Commission recommended denial of the Plan Amendments and Rezoning, and denied a Tentative Map to subdivide the site into five parcels. The denial of the Tentative Map was not appealed, therefore, the Tentative Map is not before the City Council for action. The Planning Commission and Planning Staff recommend denial of the applicant's proposal. This recommendation is based on the inconsistency with the South Sacramento Community Plan land use designation and policies regarding commercial development, as well as the speculative nature of the applicant's proposal.

## PLANNING COMMISSION ACTION

On March 24, 1994, the Planning Commission voted five ayes, two noes, and one absent to recommend denial of the request.

## BACKGROUND INFORMATION

### 1. Existing Land Use and Zoning

The subject site is located on the northwest corner of Franklin Boulevard and Mack Road. The site is currently zoned Multiple Family Residential (R-2A-R). The site is designated Medium Density Residential (16-29 du/na) in the General Plan and Residential (11-29 du/na) in the South Sacramento Community Plan.

On September 4, 1984, the City Council approved (P84-244) a Tentative Map to create a condominium project. Also approved was a Special Permit to develop 320 condominiums and a Plan Review of the condominiums. The project was never developed. The applicant submitted a similar application (P87-362) in 1987 to develop 308 condominiums. The application was withdrawn on January 5, 1988.

### 2. Policy Discussion

The applicant is requesting the General Plan, South Sacramento Community Plan and zoning designations to develop the site commercially. The proposal does not include the entitlements necessary in order to construct commercial development on the property. The applicant indicates a 113,100 square foot shopping center would be built on the site in the future.

The 1986 South Sacramento Community Plan identified that the City portion of the plan area contains over 400 acres of commercially zoned land, approximately 219 acres of which were vacant. The Plan states that there is sufficient commercial land to meet the community's present and future needs. One goal of the South Sacramento Community Plan is to "avoid exceeding the current level of commercially zoned land." An implementation measure states specifically to "discourage additional rezoning from residential to commercial uses along Mack Road." Recent project applications have prompted planning staff to question the current applicability of the Plan policies related to an existing excess of commercial uses in South Sacramento. In response, staff inventoried the existing commercial acreage in South Sacramento, and analyzed the ratio of commercial square footage per resident.

The staff inventory showed 400 acres of commercially zoned land within the South Sacramento Community Plan area, 122 acres located along Mack Road between Franklin Boulevard and Highway 99. Twenty-two of these acres are still vacant property. The remaining 100 acres contain developed shopping centers that are in various stages of tenant vacancies and build out. This abundance of vacant and developed commercial land supports the South Sacramento Community Plan finding that an overabundance of commercially zoned land exists in the Plan area.

The staff analysis showed that the South Sacramento Community Plan area currently has more developed commercial square footage per resident than other plan areas within the City. For example, the Citywide average is 35 square feet of commercial per resident. The Sacramento area south of Highway 50 contains 28 square feet of commercial per resident. The South Sacramento Community Plan area, however, contains 44 square feet of commercial per resident. In comparison, the Airport Meadowview Community Plan area contains 23 square feet per resident. This data further supports the finding of the South Sacramento Community Plan that there is an "over abundance of commercially zoned land".

### 3. Previous Adjacent Development Application

A previously approved South Sacramento commercial project (P89-018) which included a shopping center is often compared to the current application., however, there are distinct differences between the two proposals. The project, P89-018, located on the southwest corner of Franklin Boulevard and Mack Road included rezoning of the site from Office Building (OB-R) to Shopping Center (SC), a South Sacramento Community Plan Amendment from Residential Office to General Commercial, and South Sacramento Community Plan Text Amendment to exceed the current level of commercially zoned land in the South Sacramento Community Plan area. The application included plans for the development of a 139,675 square foot shopping center (International Plaza).

On June 1, 1993, the City Council approved the development application on the southwest corner. The approval was predicated on the applicant's description of this center being a "specialty center" with uses that were not already existing in the other commercial developments. Council placed conditions on the development of the site that it could not be built without the establishment of a Planned Unit Development which listed required and prohibited uses. For example, the center must contain a family entertainment center and a sit down restaurant. The center may not contain any liquor stores or a general super market. A condition was also placed on the site that if development did not occur in two years, the City Council would hold additional public hearings to determine if the Shopping Center zoning was still appropriate. Other conditions are related to the hours of operation, security, and design. The applicant agreed to these conditions.

Although the basic development of a shopping center is similar between the two proposals, there are several significant differences. One important difference is that the proposal at the southwest corner was a complete proposal, including a request for the zoning and development of the shopping center. The proposal on the northwest corner is a request for the General Plan designation, Community Plan designation, and zoning only. No elevations have been submitted, and the requested entitlements do not include those necessary to build. Another difference is the southern proposal included specific users for the center. This is not the case for the northern site. The current proposal is one which requests zoning only, and is very speculative in nature.

### 4. Planning Commission Recommendation

On March 24, 1994, the Planning Commission voted five to two, to recommend denial of the applicant's request. The Commissioners stated that there was not adequate rationale to put aside

the commercial policies of the South Sacramento Community Plan related to the existing over abundance of commercial uses and commercial land. Commissioners stated that the rezoning was premature. The Planning Commission discussed the concept of allowing the market to determine appropriate land uses, but the majority felt that if the market was strong enough, a user for the shopping center would be willing to go forward with a rezone. The Planning Commission also stated that the previously approved adjacent shopping center at the southwest corner should be a test case to determine if there is a need for additional commercial.

## **ENVIRONMENTAL DETERMINATION**

An Environmental Impact Report (EIR) was prepared for the proposed project. The Draft EIR was circulated for a 45 day public review period beginning on August 20, 1993. Three letters of comment were received on the DEIR during the review period. These letters were from SMUD, the Sacramento County Air Quality Division, and the State Office of Planning and Research. The Final EIR incorporates these letters of comment and the City's responses or clarifications to the comments received.

The DEIR examined potentially significant impacts in the areas of transportation, hydrology/water quality/drainage, air quality, biological resources, and noise. Significant impacts were identified for each of these impact areas. Mitigation measures were identified for many of these impacts. A Mitigation Monitoring Plan will be prepared if the project is approved. The alternatives analyzed in the EIR are summarized in the attached Planning Commission staff report. A summary of the Project impacts studied in the EIR follows.

### **1. Transportation**

The traffic study performed as part of the EIR identified significant impacts caused by the project and the project alternatives to several intersections in the area of the project site. The DEIR identifies mitigation measures, such as adding turn lanes, and in one case dedication of additional right-of-way, that are needed to reduce the project impacts to less-than-significant levels. All of the intersection related significant impacts, in both the existing and future scenarios, can be mitigated to less-than-significant levels.

The traffic study also identified several impacts related to the design of access driveways on the proposed site plan. These impacts relate only to the proposed project and the one alternative that contains commercial development. Mitigation measures are identified that can reduce these impacts to less-than-significant levels. No significant impacts to transit facilities were identified in the traffic study.

### **2. Hydrology/Water Quality/Drainage**

The project and the alternatives were identified as having potentially significant impacts to drainage capacity in the adjacent creek. Mitigation is identified that can reduce this impact to less-than-significant levels. The project and alternatives are identified as having less-than-significant impacts to water quality in Morrison Creek.

### 3. Air Quality

The project and alternatives have significant impacts to air quality. These impacts are in both the project specific scenarios and in the cumulative condition. Mitigation is identified that can reduce these impacts. However, these mitigation measures do not reduce the impacts to less than significant levels for project specific and cumulative analysis of ozone or particulate matter, nor in the cumulative scenario for some carbon monoxide impacts. Therefore, in these categories, the project has significant unavoidable impacts.

### 4. Biological Resources

The project site contains a number of City Street Trees around the street frontages. Tree protection or replacement standards are established that can mitigate impacts to these trees, if adopted. The project and alternatives would then have less-than-significant impacts to trees.

The project site is also identified as foraging and nesting habitat for burrowing owls. Mitigation measures are identified that will provide for relocation of any owl burrows per the standards of the State Department of Fish and Game.

### 5. Noise

The project was identified as having potentially significant impacts on adjacent uses. This impact can be reduced by requiring noise walls between the site and adjacent homes. Certain construction techniques will ensure that interior noise levels in the commercial buildings are within acceptable levels. For the residential alternatives, noise from traffic can be mitigated to less-than-significant levels through the provision of sound walls along major streets and through certain construction techniques.

## **FINANCIAL CONSIDERATION**

None.


## **POLICY CONSIDERATIONS**

The General Plan designates the site Medium Density Residential (16-29 du/na). The South Sacramento Community Plan designates the site Residential (11-29 du/na). The proposed development is inconsistent with the land use designations, as well as the policies in the South Sacramento Community Plan which discourage any additional commercial.


**MBE/WBE EFFORTS**

None.

Respectfully submitted,

  
GARY L. STONEHOUSE  
Planning Director

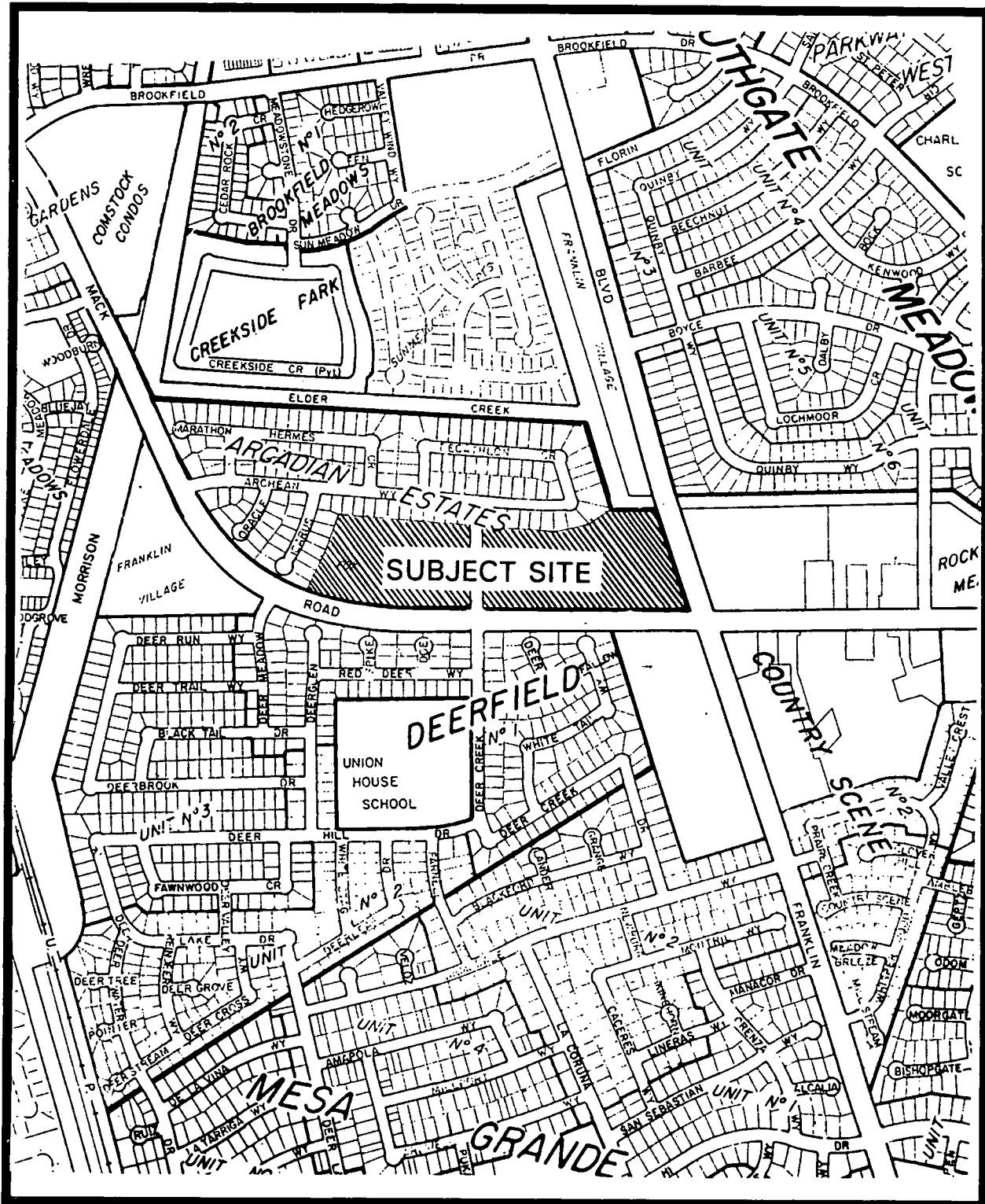
**APPROVED BY:**

  
DIANNE GUZMAN, AICP  
Planning & Development Director

FOR CITY COUNCIL INFORMATION  
WILLIAM H. EDGAR  
CITY MANAGER

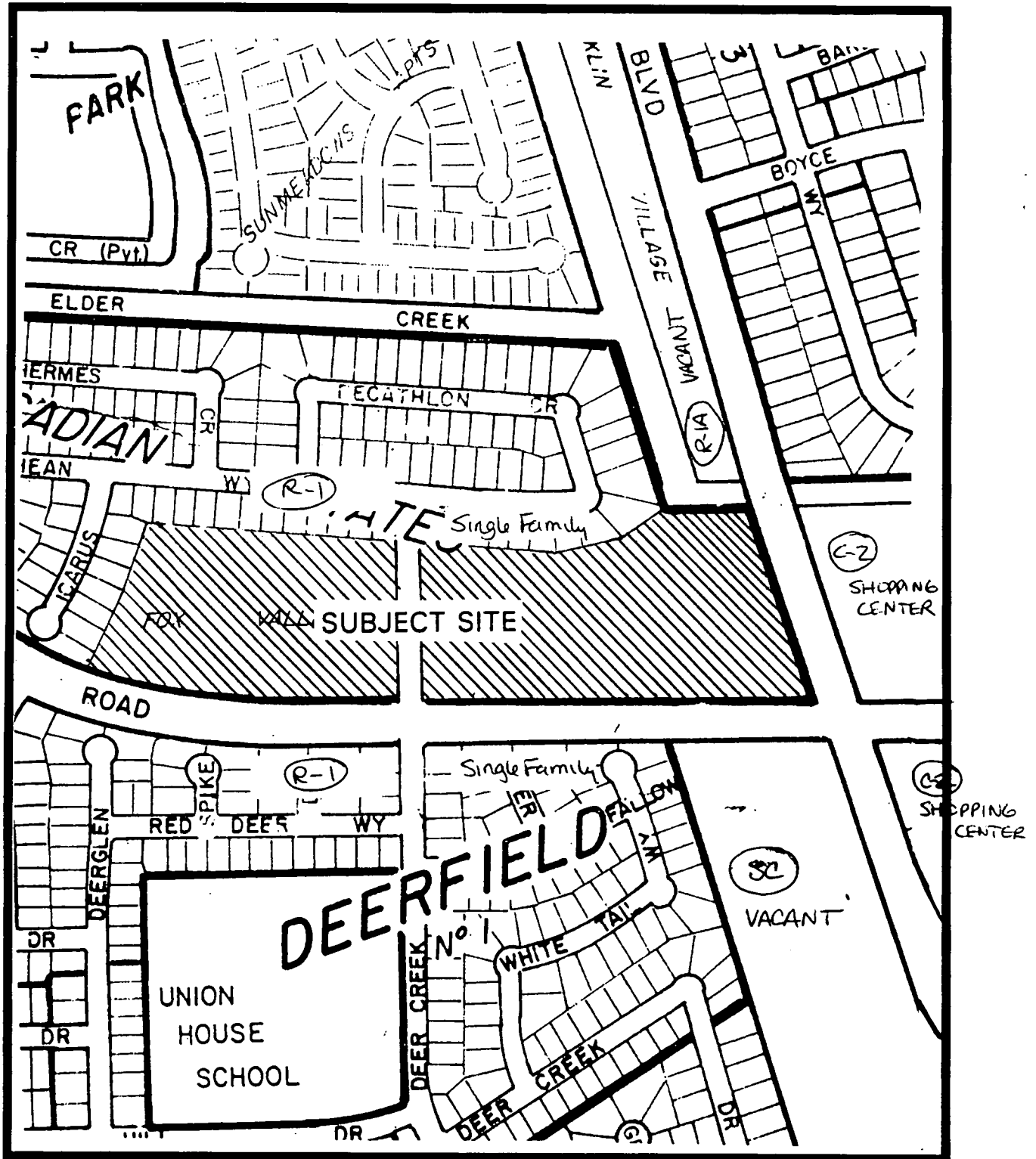
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attachments

**P92-003**



## VICINITY MAP





LAND USE AND ZONING MAP



PETER  
GIVAS  
ARCHITECT

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CA 95812  
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Pg 2 - 0033

ATTACHMENT E  
COMMERCIAL / RESIDENTIAL COMPLEX  
FRANKLIN BLVD. & MACK ROAD  
JAN 1, 1994

Conceptual  
Development  
Plan

DATE  
11/1/91

REV. 01/01/91

DATE 11-1-91

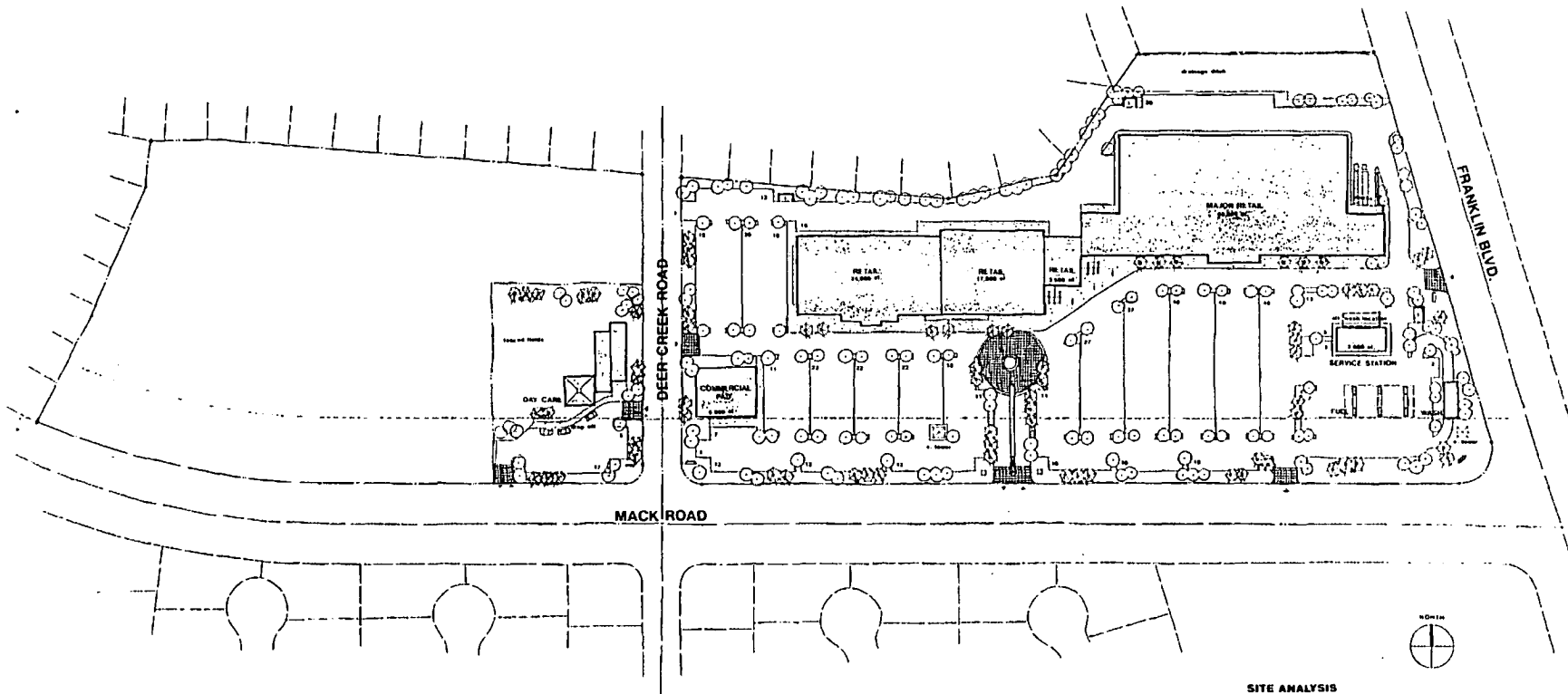
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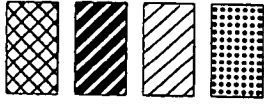
SITE ANALYSIS

LOT 2 12.2 ACRES		
MAJOR RETAIL	60,000 SF.	100 SPACES
RETAIL TENANT	20,000 SF.	120 SPACES
RETAIL TENANT	17,000 SF.	85 SPACES
RETAIL TENANT	3,000 SF.	10 SPACES
COMMERCIAL PAD	9,000 SF.	30 SPACES
SERVICE STATION	2,000 SF.	15 SPACES
TOTAL 112,000 SF.		560 SPACES

LOT 10 1.3 ACRES		
DAY CARE	3,000 SF.	22 SPACES
GRAND TOTAL 115,000 SF		582 SPACES

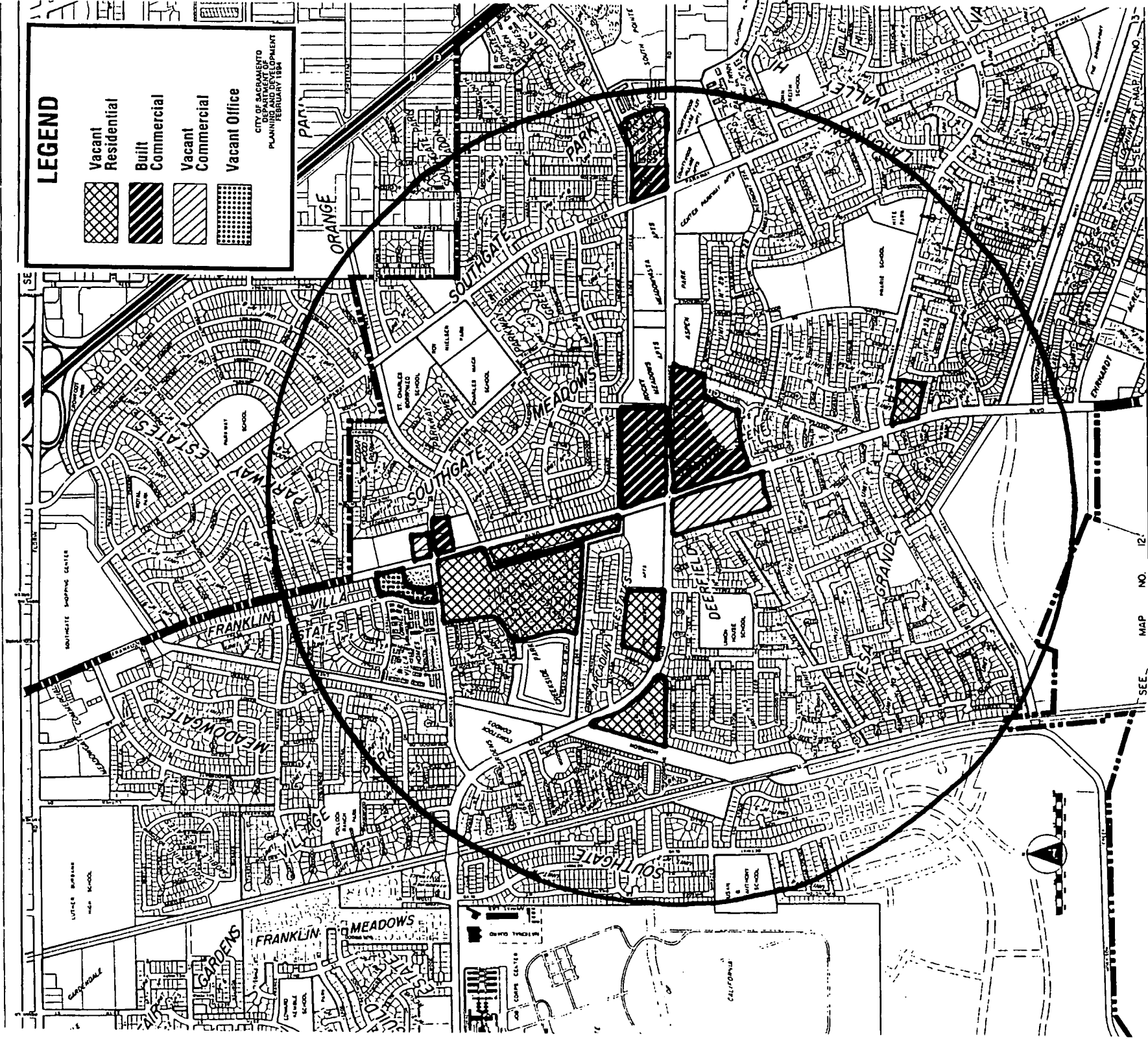
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# LEGEND

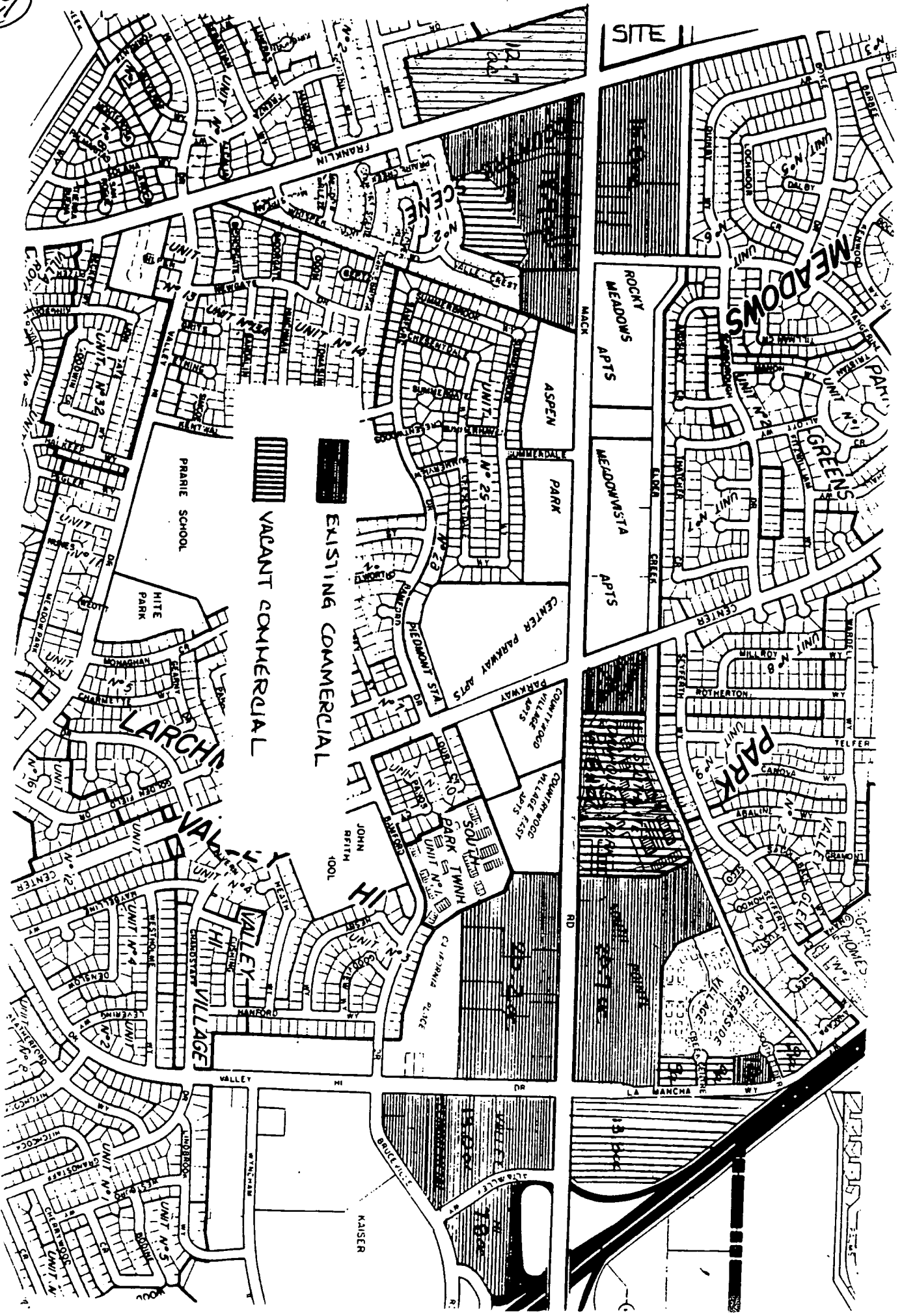


Vacant Residential  
Built Commercial  
Vacant Commercial  
Vacant Office

CITY OF SACRAMENTO  
DEPARTMENT OF  
PLANNING AND DEVELOPMENT  
FEBRUARY 1984



SEE MAP NO. 12



# SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date <b>March 24, 1994</b>
Item Number <b>3C</b>
Permit Number <b>P92-003</b>

ENTITLEMENTS	
<input checked="" type="checkbox"/> GENERAL PLAN AMENDMENT <input type="checkbox"/> COMMUNITY PLAN AMENDMENT <input type="checkbox"/> REZONING <input type="checkbox"/> SPECIAL PERMIT <input type="checkbox"/> VARIANCE	<input type="checkbox"/> TENTATIVE MAP <input type="checkbox"/> SUBDIVISION MODIFICATION <input type="checkbox"/> LOT LINE ADJUSTMENT <input type="checkbox"/> CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> OTHER _____

Staff Recommendation	
<input type="checkbox"/> Favorable	<input checked="" type="checkbox"/> Unfavorable
<input checked="" type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

Location: NW corner of Franklin Blvd. & Mack Rd.

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NAME	ADDRESS
<i>Barbara Schaber</i>	<i>7700 Collope Town Dr, Ste. 109, Sacto. 95826</i>
<i>Lawrence Fong (Mack Rd. Bus Stop)</i>	<i>6500 Brucemore Rd, Sacto. 95823</i>
<i>Thomas Blum</i>	<i>5960 South Land Park Dr, Sacto. 95822</i>

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NAME	ADDRESS
<i>Michael Bledsoe</i>	<i>1801 J St., Sacto.</i>

MOTION NUMBER:				
	Yes	No	Motion	Second
CHINN	✓			
HARVEY	✓		✓	
MYERS		✓		
NOTESTINE	✓			
PATTERSON		✓		
WALKER	✓			✓
WEMMER	<i>absent</i>			
DONAHUE	✓			

MOTION	
<input type="checkbox"/> To approve  <input type="checkbox"/> To deny  <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report  <input type="checkbox"/> To approve/deny based on find. of fact in staff report  <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input checked="" type="checkbox"/> To recommend <i>denial</i> approval & forward to City Council  <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council  <input type="checkbox"/> To ratify negative declaration  <input type="checkbox"/> To continue to _____ meeting  <input type="checkbox"/> Other _____ _____ _____

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM # 2  
~~MARCH 24~~ FEBRUARY 16, 1994  
PAGE 1

P92-003 - NORTHWEST CORNER OF FRANKLIN AND MACK

- REQUEST:
- A. Environmental Impact Report.
  - B. Mitigation Monitoring Plan.
  - C. General Plan Amendment of 12.2± vacant acres from Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & Offices.
  - D. South Sacramento Community Plan Amendment of 12.2± vacant acres from Residential (11-29 du/na) to General Commercial.
  - E. South Sacramento Community Plan Text Amendment to exceed the current level of commercially zoned land in the South Sacramento Community Plan Area for the project site only.
  - F. Rezone of 12.2± vacant acres from Multiple Family Residential - Review (R-2A-R) to Shopping Center (SC) in order to construct a 113,100 square foot shopping center.
  - G. Tentative Map to subdivide two parcels totaling 20.3± vacant acres into 5 parcels in the Multiple Family Residential-Review (R-2A-R) and Shopping Center (SC) zones.

LOCATION: Northwest corner of Franklin Boulevard and Mack Road  
119-0070-038 and 039  
South Sacramento  
Sacramento City Unified School District  
Council District 8

APPLICANT:	Morton & Pitalo, Inc., John Pitalo, 927-2400 1788 Tribute Road, Suite 200, Sacramento, CA 95815
OWNER:	William C. Cummings, et.al. 7700 College Town Drive, Sacramento, CA 95826
APPLICATION FILED:	January 7, 1992
STAFF CONTACT:	Cindy Gnos, 264-7636

**SUMMARY/RECOMMENDATION:** The applicant is requesting shopping center zoning and commercial designations of the subject site. The applicant is not requesting the entitlements to construct the shopping center, however, with future entitlements, a 113,100 square foot shopping center may be built. In order to achieve the applicant's objectives, the proposal requires the planning entitlements described above. In evaluating the project, the basic issues are the traffic volume at the intersection of Franklin and Mack, the intensity of the development, and the overabundance of commercial land in the South Sacramento Plan area. **Staff recommends denial of the project.** This recommendation is based on the project's inconsistency with the policies regarding commercial uses in the Community Plan, and the incompatibility of land uses.

**PROJECT INFORMATION:**

General Plan Designation:	Medium Density Residential (16-29 du/na)
Community Plan Designation:	Residential (11-29 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-2A-R

**Surrounding Land Use and Zoning:**

North: Single Family Residential; R-1  
South: Single Family Residential and Vacant; R-1 and SC  
East: Commercial; C-2  
West: Single Family Residential; R-1

**Setbacks:                      Required      Provided**

Front:	50'	20'
Side(St):	50'	90'
Side(Int):	5'	40'

Property Dimensions:	Irregular
Property Area of Commercial Parcel:	12.2± acres
Property Area of Residential Parcel:	8.1± acres
Square Footage of Shopping Center:	113,100± square feet
Height of Building:	1 story
Exterior Building Materials:	Unknown
Roof Material:	Unknown
Parking Provided:	566 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
*Plan Review (with CEQA review) for shopping center	Planning Division
Special Permit (with CEQA review) for day care center	Zoning Administrator
Transportation Management Plan Final Map	Public Works, Transportation Division Public Works, Development Services
NPDES General Permit	State Water Resource Control Board
Building Permit	Building Division

\*Requires a public hearing.

BACKGROUND INFORMATION: On September 4, 1984, the City Council approved (P84-244) a Tentative Map to create an air-space condominium project. Also approved was a Special Permit to develop 320 condominiums and a Plan Review of the condominiums. The project was never developed. The applicant submitted a similar application (P87-362) in 1987 to develop 308 condominiums. The application was withdrawn on January 5, 1988.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

1. Adopted Policies

The General Plan currently designates the site Medium Density Residential (16-29 du/na). The South Sacramento Community Plan designates the site Residential (11-29 du/na). The applicant is requesting an amendment of the General Plan to designate the site Community/Neighborhood Commercial and Offices, and an amendment to the South Sacramento Community Plan to designate the site General Commercial.

The South Sacramento Community Plan was adopted in 1986. It contains discussion of goals, policies, and implementation measures which address Commercial Land Use in the plan area. A fundamental finding of the South Sacramento Community Plan is that "an over abundance of commercially zoned land" in South Sacramento raises concerns regarding the future health of the community's retail sector. The 1986 South Sacramento Community Plan identified that the City portion of the plan area contains over 400 acres of commercially



zoned land, approximately 219 acres of which were vacant. A shopping center and strip commercial analysis conducted by the City analyzed these commercial uses and determined that there is sufficient commercial land to meet the community's present and future needs to build out (year 2000)."

Recently project applications have raised questions about the current applicability of the Plan policies related to an existing excess of commercial uses in South Sacramento. In response, planning staff looked at existing commercial acreage in South Sacramento, as well as the proportions of commercial square footage to resident. Staff found that of the 400 acres of commercially zoned land within the South Sacramento Community Plan area, 122 acres are located along Mack Road between Franklin Boulevard and Highway 99. Twenty-two of these acres are still vacant property. The remaining 100 acres contain developed shopping centers that are in various stages of tenant vacancies and build out.

Staff also analyzed the proportion of commercial square footage to the number of residents. The South Sacramento Community Plan area currently has more developed commercial square footage per resident than other plan areas within the City. For example, the Citywide average is 35 square feet of commercial per resident. The Sacramento area south of Highway 50 contains 28 square feet of commercial per resident. The South Sacramento Community Plan area, however, contains 44 square feet of commercial per resident. In comparison, the Airport Meadowview Community Plan area contains 23 square feet per resident. This data further supports the finding of the South Sacramento Community Plan that there is an "over abundance of commercially zoned land".

The South Sacramento Community Plan has a policy to discourage additional rezoning from residential to commercial uses along Mack Road. The applicant is requesting a rezone from multiple family residential to commercial, which is in direct conflict with this policy.

The South Sacramento Community Plan also states: "The magnitude of commercial development in the areas will have an impact on South Sacramento businesses and older commercial strips and on neighboring communities as well."

#### Goals

- o Revitalize and improve...commercial areas by developing policies...that foster a healthier commercial environment.
- o Avoid exceeding the current level of commercially zoned land. Maintain the appropriate ratio of shopping center space to population.

The proposed development is in direct conflict with this goal and the applicant is, therefore, requesting an amendment of the South Sacramento Community Plan to allow an increase in the commercially zoned land in South Sacramento. Staff recommends denial of this request.

## 2. Previous Development Application

A previously approved South Sacramento project also included the development of a shopping center, however, there are distinct differences between the two proposals. The project, P89-018, located on the southwest corner of Franklin Boulevard and Mack Road, was reviewed by the Planning Commission and the City Council. The proposal included the rezoning of the site from Office Building (OB-R) to Shopping Center (SC), a South Sacramento Community Plan Amendment from Residential Office to General Commercial, and South Sacramento Community Plan Text Amendment to exceed the current level of commercially zoned land in the South Sacramento Community Plan area. The application was for the development of a 139,675 square foot shopping center (Franklin Plaza).

On January 14, 1993, the Planning Commission recommended denial of the Franklin Plaza development based upon its inconsistencies with policies and the impacts it could have on other commercial developments. The Planning Commission decision was appealed, and on June 1, 1993, the City Council approved the development application. The approval was predicated on the applicant's description of this center being a "specialty center" with uses that were not already existing in the other commercial developments. Conditions were placed on the development of the site that it could not be built without the establishment of a Planned Unit Development which listed required and prohibited uses. For example, the center must contain a family entertainment center and a sit down restaurant. The center may not contain any liquor stores or a general super market. A condition was also placed on the site that if development did not occur in two years, the City Council would hold additional public hearings to determine if the Shopping Center zoning was still appropriate. Other conditions are related to the hours of operation, security, and design. The applicant agreed to these conditions.

Although the basic development of a shopping center is similar between the two proposals, there are several significant differences. One important difference is that the proposal at the southwest corner was a complete proposal, including a request for the zoning and development of the shopping center. The proposal on the northwest corner is a request for the General Plan designation, Community Plan designation, and zoning only. No elevations have been submitted, and the requested entitlements do not include those necessary to build. Another

difference is the southern proposal included specific users for the center. This is not the case for the northern site. The current proposal is one which requests zoning only, and is very speculative in nature.

### 3. Vacant Land in Southern Sacramento

The recent staff survey has identified an abundance of vacant land within the Sacramento area, south of Fruitridge Road. This vacant land, located in the City and the County, has a variety of zoning and land use designations. There is also a great deal of development occurring in the south area. In addition, the County of Sacramento planning staff has also identified the rezoning to commercial as an emerging issue.

Using the City's shopping center standards, the South Sacramento Community Plan determined that two, 10 acre neighborhood shopping centers would be sufficient to serve the new growth area of Laguna, south of the project site. The two designated sites remain vacant (Franklin and Center Parkway, and Center Parkway and Bruceville). Approval of this land use change may further forestall development at these locations which are more appropriate for neighborhood shopping centers. The existing sites are closer to the new residential growth areas.

The applicant's site has always been vacant. Staff finds no reason, that with all the other vacant land and development occurring, that there is need to rush in to rezone this property to a commercial designation without a very detailed proposal. The applicant's request is very speculative in nature. The site should remain vacant until a specific development proposal is possible.

### B. Tentative Map Design

The Tentative Map subdivides the property into five parcels, three for the development of the shopping center, one for a day care center, and another which maintains the existing multiple family designation. Staff recommends denial of the Tentative Map due to inconsistencies with the land use designations of the General Plan and South Sacramento Community Plan.

### C. Site Plan Design/Zoning Requirements

The applicant has submitted a conceptual site plan as part of the rezone request. The proposed Shopping Center (SC) zoning, requires Planning Commission review of the site and building design prior to the issuance of Building Permits. Should the Rezone and Plan Amendments be approved, the applicant will need to submit an application for a Plan Review to the Planning Commission, including

additional CEQA review. The applicant has also indicated a day care center could be one of the uses for the site. A day care center requires a Zoning Administrator Special Permit.

D. Building Design

No elevations have been submitted for the proposed shopping center. As described above, a Plan Review by the Planning Commission is required, which would include the design of the shopping center.

PROJECT REVIEW PROCESS:

A. Environmental Determination

An Environmental Impact Report (EIR) was prepared for the proposed project. The Draft EIR was circulated for a 45 day public review period beginning on August 20, 1993. Three letters of comment were received on the DEIR during the review period. These letters were from SMUD, the Sacramento County Air Quality Division, and the State Office of Planning and Research. The Final EIR incorporates these letters of comment and the City's responses or clarifications to the comments received.

The DEIR examined potentially significant impacts in the areas of transportation, hydrology/water quality/drainage, air quality, biological resources, and noise. Significant impacts were identified for each of these impact areas. Mitigation measures were identified for many of these impacts. A Mitigation Monitoring Plan will be prepared for the project. A summary of the Project impacts and the impacts of the Alternatives studied in the EIR follows and is supplemented by the attached Exhibit.

1. Transportation

The traffic study performed as part of the EIR identified significant impacts caused by the project and the project alternatives to several intersections in the area of the project site. The DEIR identifies mitigation measures, such as adding turn lanes, and in one case dedication of additional right-of-way, that are needed to reduce the project impacts to less-than-significant levels. All of the intersection related significant impacts, in both the existing and future scenarios, can be mitigated to less-than-significant levels.

The traffic study also identified several impacts related to the design of access driveways on the proposed site plan. These impacts relate only to the proposed project and the one alternative that contains commercial development. Mitigation

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measures are identified that can reduce these impacts to less-than-significant levels.

No significant impacts to transit facilities were identified in the traffic study.

## 2. Hydrology/Water Quality/Drainage

The project and the alternatives were identified as having potentially significant impacts to drainage capacity in the adjacent creek. Mitigation is identified that can reduce this impact to less-than-significant levels. The project and alternatives are identified as having less-than-significant impacts to water quality in Morrison Creek.

## 3. Air Quality

The project and alternatives have significant impacts to air quality. These impacts are in both the project specific scenarios and in the cumulative condition. Mitigation is identified that can reduce these impacts. However, these mitigation measures do not reduce the impacts to less than significant levels for project specific and cumulative analysis of ozone or particulate matter, nor in the cumulative scenario for some carbon monoxide impacts. Therefore, in these categories, the project has significant unavoidable impacts.

## 4. Biological Resources

The project site contains a number of City Street Trees around the street frontages. Tree protection or replacement standards are established that can mitigate impacts to these trees, if adopted. The project and alternatives would then have less-than-significant impacts to trees.

The project site is also identified as foraging and nesting habitat for burrowing owls. Mitigation measures are identified that will provide for relocation of any owl burrows per the standards of the State Department of Fish and Game.

## 5. Noise

The project was identified as having potentially significant impacts on adjacent uses. This impact can be reduced by requiring noise walls between the site and adjacent homes. Certain construction techniques will ensure that interior noise levels in the commercial buildings are within acceptable levels. For the residential alternatives, noise from traffic can be mitigated to less-than-significant levels through the provision of sound walls along major streets and through certain construction techniques.

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B. Public/Neighborhood/Business Association Comments

There were several community meetings held regarding this project and the project located across Mack Road. The primary concern of the neighbors included the existing multiple family zoning of the site. They were also concerned that too much commercial already exists in the area.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received were regarding the technical aspects of the Tentative Map and are included in the Subdivision Review Committee Recommendation.

D. Subdivision Review Committee Recommendation

On November 3, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision. The Subdivision Review Committee reviews the tentative map based upon its technical merits, not land use. Staff, however, recommends denial of the map based upon its inconsistency with the existing land use designations. Should the tentative map be approved, the Subdivision Review Committee recommends the conditions of approval be those listed in Attachment G.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny G, the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Items A through F below, require City Council approval.

**RECOMMENDATION:** Staff recommends denial of the proposed development for the following reasons:

- o inconsistency with the policies of the South Sacramento Community Plan regarding the amount of commercial land;
- o the overabundance of commercial land in the South Sacramento Community Plan area; and
- o the speculative nature of the applicant's request.

Staff recommends the Planning Commission take the following actions:

- A. Certification of the Environmental Impact Report.
- B. Recommend adoption of the Mitigation Monitoring Plan.

MARCH 24, 1994

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FEBRUARY 10, 1994

- C. Recommend denial of the General Plan Amendment of 12.2± vacant acres from Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & Offices and forward to City Council.
- D. Recommend denial of the South Sacramento Community Plan Amendment of 12.2± vacant acres from Residential (11-29 du/na) to General Commercial and forward to City Council.
- E. Recommend denial of the South Sacramento Community Plan Text Amendment to exceed the current level of commercially zoned land in the South Sacramento Community Plan Area for the project site only and forward to City Council.
- F. Recommend denial of the Rezone of 12.2± vacant acres from Multiple Family Residential - Review (R-2A-R) to Shopping Center (SC) and forward to City Council.
- G. Adopt the attached Resolution denying the Tentative Map to subdivide two parcels totaling 20.3± vacant acres into 5 parcels.

Report Prepared By,

Report Reviewed By,

  
Cindy Gros, Associate Planner

  
Barbara L. Wendt, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	General Plan Amendment Exhibit
Attachment D	Community Plan Amendment and Rezone Exhibit
Attachment E	Site Plan
Attachment F	Resolution Denying Tentative Map
Exhibit F-1	Tentative Map
Attachment G	SRC Conditions for Tentative Map
Attachment H	EIR Summary of the Project Impacts

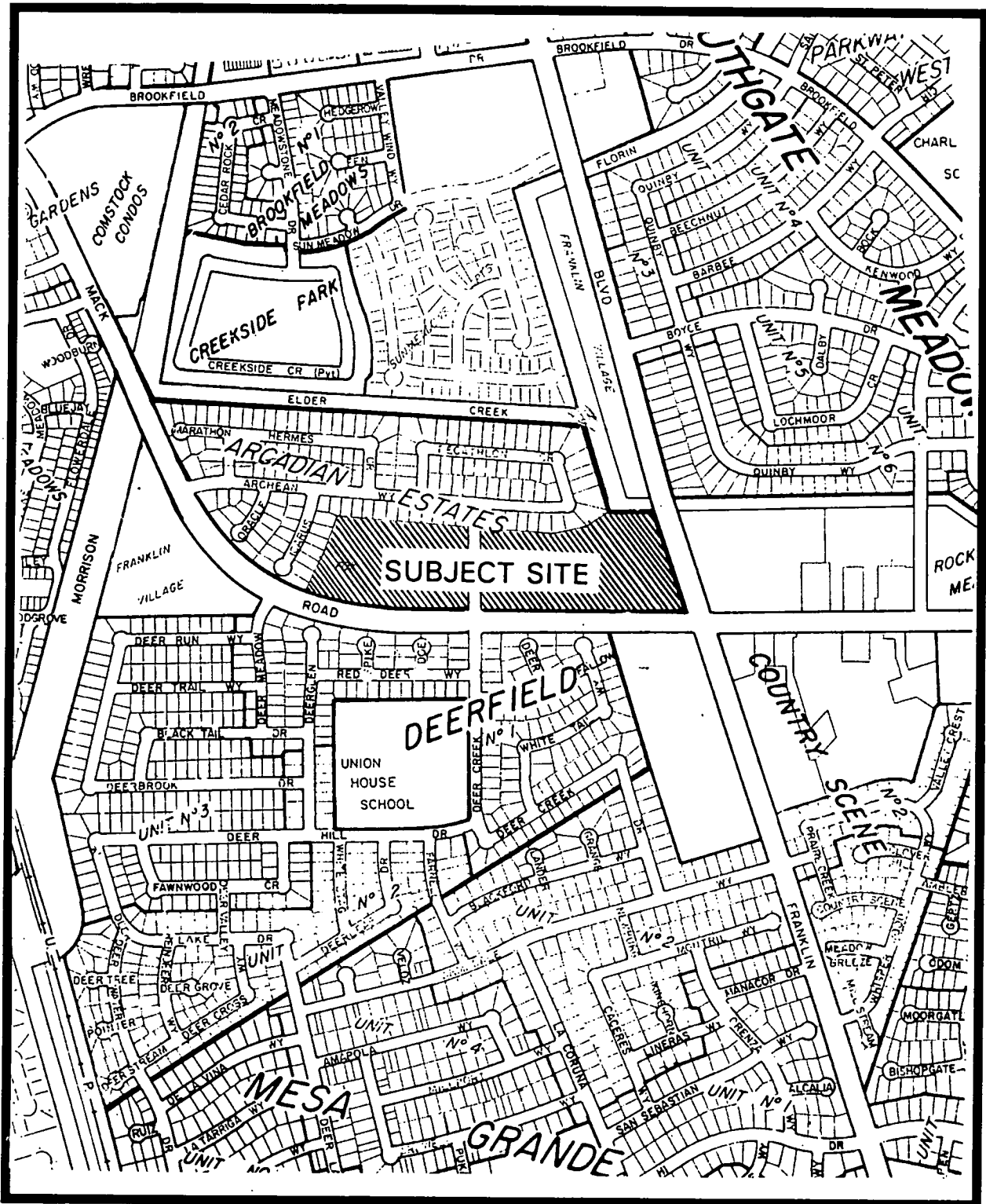
P92-003.SR

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P92-003

ATTACHMENT A  
MARCH 24, 1994  
FEBRUARY 10, 1994

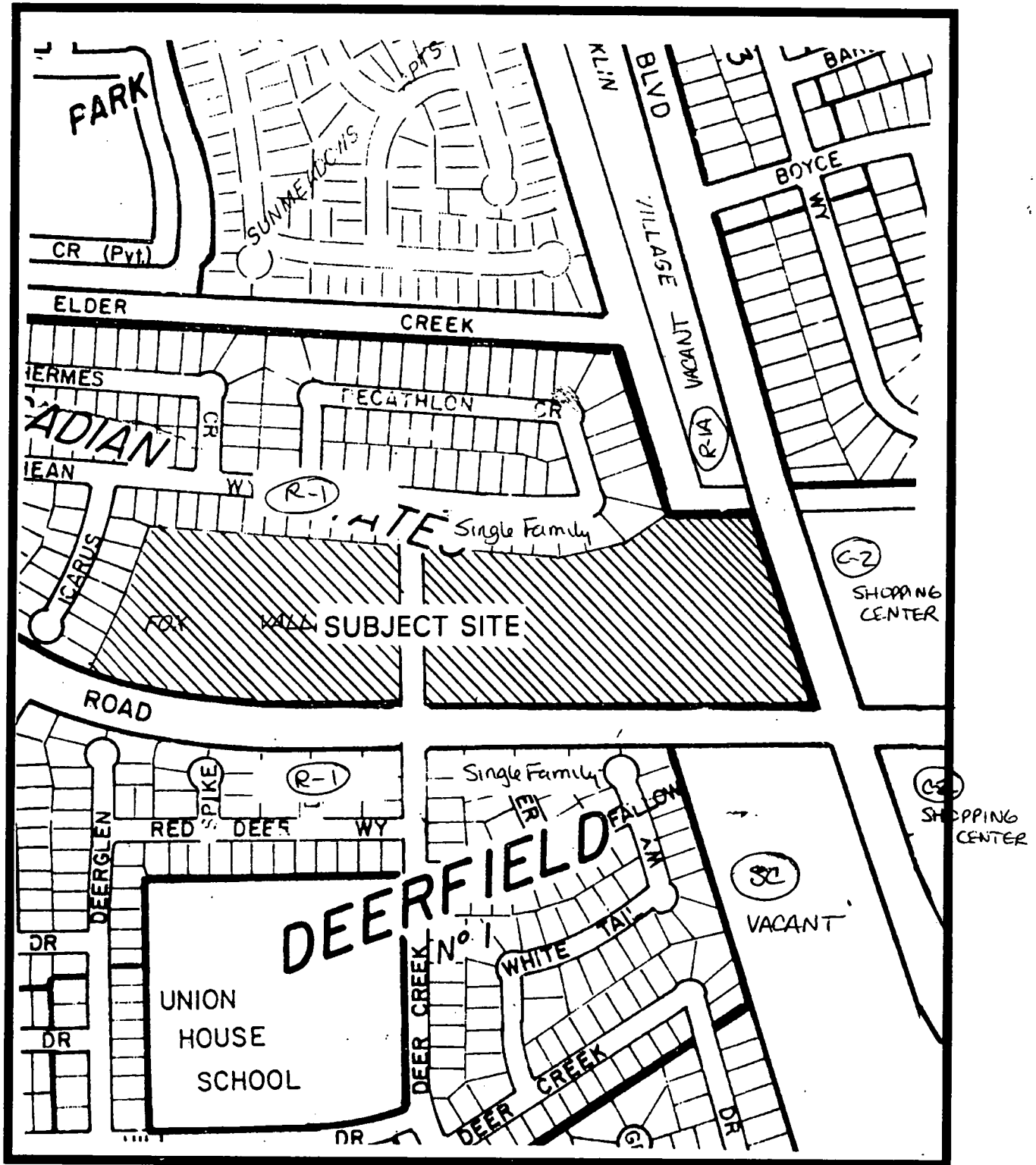
ITEM # <sup>3</sup>2  
PAGE 11



VICINITY MAP

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LAND USE AND ZONING MAP





SCALE: 1"=60'

**OWNER**

O.E. & P., A CALIFORNIA GENERAL PARTNERSHIP  
AND WILLIAM C. CUMMINGS  
7700 COLLEGE TOWN DRIVE, SUITE 208  
SACRAMENTO, CA 95826

**DEVELOPER**

THE SCHLESER COMPANY  
7700 COLLEGE TOWN DRIVE, SUITE 214  
SACRAMENTO, CA 95826

**APPRAISER**

MORTON & PITALO, INC.  
1788 TRIBUNE ROAD, SUITE 200  
SACRAMENTO, CA 95815

**ENGINEER'S FIRM, INC.**

119-070-30, 30

**AREA**

20+ACRES

**ZONING**

R2-AR

**STREET CLOSURES**

CITY OF SACRAMENTO

**MUNICIPAL CENTER**

CITY OF SACRAMENTO

**WATER**

CITY OF SACRAMENTO

**ELECTRICITY**

SHED

**GAS**

PACIFIC GAS & ELECTRIC

**SEWER DISCHARGE**

CITY OF SACRAMENTO

**PARKS AND RECREATION**

CITY OF SACRAMENTO

**FIRE PROTECTION**

CITY OF SACRAMENTO



VICINITY MAP  
NO SCALE

DRAINAGE  
CANAL  
13400' x 150'  
15-36-10

FRANKLIN

ATTACHMENT D

BLVD

ARCADIAN ESTATES

ARCADIAN ESTATES

EXISTING & PROPOSED COMMUNITY PLAN  
RESIDENTIAL (11-21 du/ha)

8.10+ACRES

EXISTING & PROPOSED ZONING  
R-2A-R

EXISTING COMMUNITY PLAN - RESIDENTIAL DENSITY 20  
PROPOSED COMMUNITY PLAN - SHOPPING CENTER

12.2+ACRES

EXISTING ZONING - R2-AR  
PROPOSED ZONING - SC

DEER CREEK DR.

MACK

ROAD

DEERFIELD UNIT NO. 1

DEERFIELD UNIT NO. 1

FARMERS SAVINGS BANK  
114-370-33

REVISIONS	NO.	DESCRIPTION	APPROVED	DATE	DESK NO.	BENCH MARK	COMPUTED
					SCALE	ELEV.	DESIGNED
					HORIZ. 1"		DRAWN
					VERT. 1"		PROJ. ENGR.



**MORTON & PITALO, INC.**  
CIVIL ENGINEERING - PLANNING - SURVEYING

REZONING & COMMUNITY PLAN AMENDMENT

**MACK ROAD AND FRANKLIN BLVD.**

CITY OF SACRAMENTO

FILE NO. 2/10/77

Item #2  
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PETER  
GIVAS  
ARCHITECT

2117 HUNTER BLVD  
SUITE 201  
SACRAMENTO  
CA 95811  
916.438.4337  
FAX 916.438.4338

Pg2-003

COMMERCIAL / RESIDENTIAL COMPLEX

ATTACHMENT E  
FOR LOT 15, 1994

Conceptual  
Development  
Plan

DATE: 10/30/91

17-G

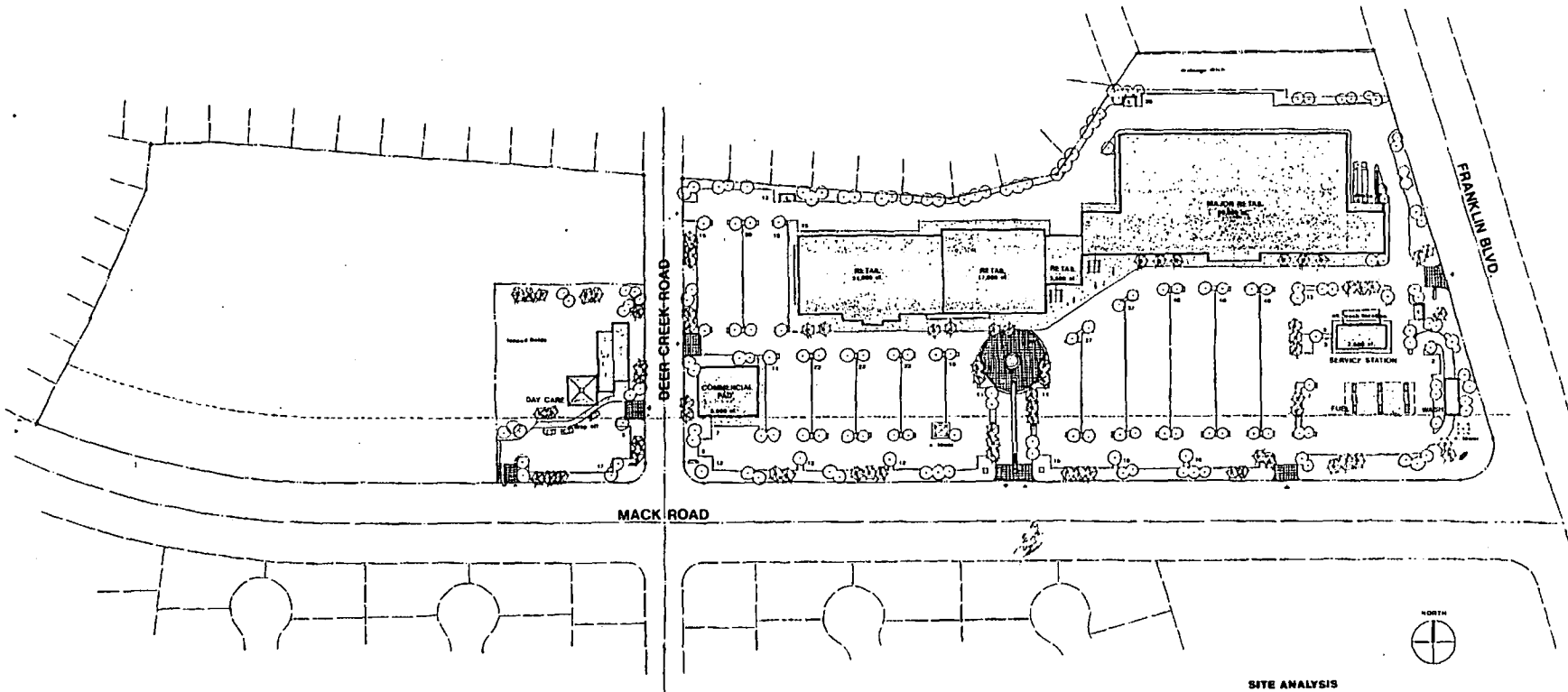
DESIGNED BY: 10/30/91

DATE: 10/30/91

DATE: 10/30/91

CDP-1

14/11/15  
#2



#### SITE ANALYSIS

LOT 2 17.3 ACRES		
MAJOR RETAIL	65,000 SF.	200 SPACES
RETAIL TENANT	25,000 SF.	100 SPACES
RETAIL TENANT	17,000 SF.	60 SPACES
RETAIL TENANT	3,000 SF.	10 SPACES
COMMERCIAL PAD	8,000 SF.	30 SPACES
SERVICE STATION	2,000 SF.	11 SPACES
TOTAL 112,000 SF.		500 SPACES

LOT 15 1.3 ACRES		
DAY CARE	8,000 SF.	22 SPACES
GRAND TOTAL 113,000 SF.		522 SPACES

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**RESOLUTION NO. 1558**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 24, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
DENYING A TENTATIVE MAP FOR PROPERTY LOCATED AT  
THE NORTHWEST CORNER OF FRANKLIN BOULEVARD AND  
MACK ROAD

(P92-003) (APN: 119-0070-038 and 039)

WHEREAS, the City Planning Commission on ~~February 10~~ <sup>March 24</sup>, 1994, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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

WHEREAS, the City Environmental Coordinator has determined that an Environmental Impact Report is necessary for the proposed development, and has provided notice to the public of the preparation of a Environmental Impact Report;

WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

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

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

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

1. The tentative map for the proposed subdivision is hereby denied based upon the findings of fact which follow:

(25)

- A. The Environmental Impact Report has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
- B. The proposed subdivision, together with the provisions for its design and improvement, is inconsistent with the City General Plan, and South Sacramento Community Plan, pursuant to Government code Section 66474(b). The proposed tentative map is inconsistent with the land use designations of both the General Plan and South Sacramento Community Plan.
2. The tentative map (Exhibit F-1) for the proposed subdivision is hereby denied.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION

P92-003



SCALE: 1"=60'

**OWNER**

O.S. & B., A CALIFORNIA GENERAL PARTNERSHIP  
AND WILLIAM C. TOWNING  
7700 COLLEGE TOWN DRIVE, SUITE 208  
SACRAMENTO, CA 95826

**DEVELOPER**

THE SCHAEFER COMPANY  
7700 COLLEGE TOWN DRIVE, SUITE 214  
SACRAMENTO, CA 95826

**APPRAISER**

MORTON & PITALO, INC.  
1788 TRIMBUR ROAD, SUITE 200  
SACRAMENTO, CA 95815

**RECORDED'S PARCEL NOS.**

119-070-30, 35

**AREA**

20+ACRES

**OWNER**

112-44

**STRAIN (PARCEL)**

CITY OF SACRAMENTO

**UTILITY SITES**

CITY OF SACRAMENTO

**WATER**

CITY OF SACRAMENTO

**ELECTRICITY**

SMED

**GPS**

PRES'DE GPS & ELECTRIC

**SOILS DISTRICT**

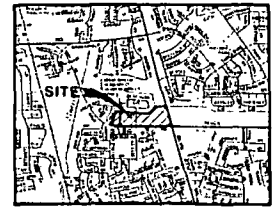
CITY OF SACRAMENTO

**PREP'S AND RECALLED**

CITY OF SACRAMENTO

**PLATE PROTECTION**

CITY OF SACRAMENTO



VICINITY MAP  
NO SCALE

DRAINAGE  
CANAL  
15480-15485  
105-250-27

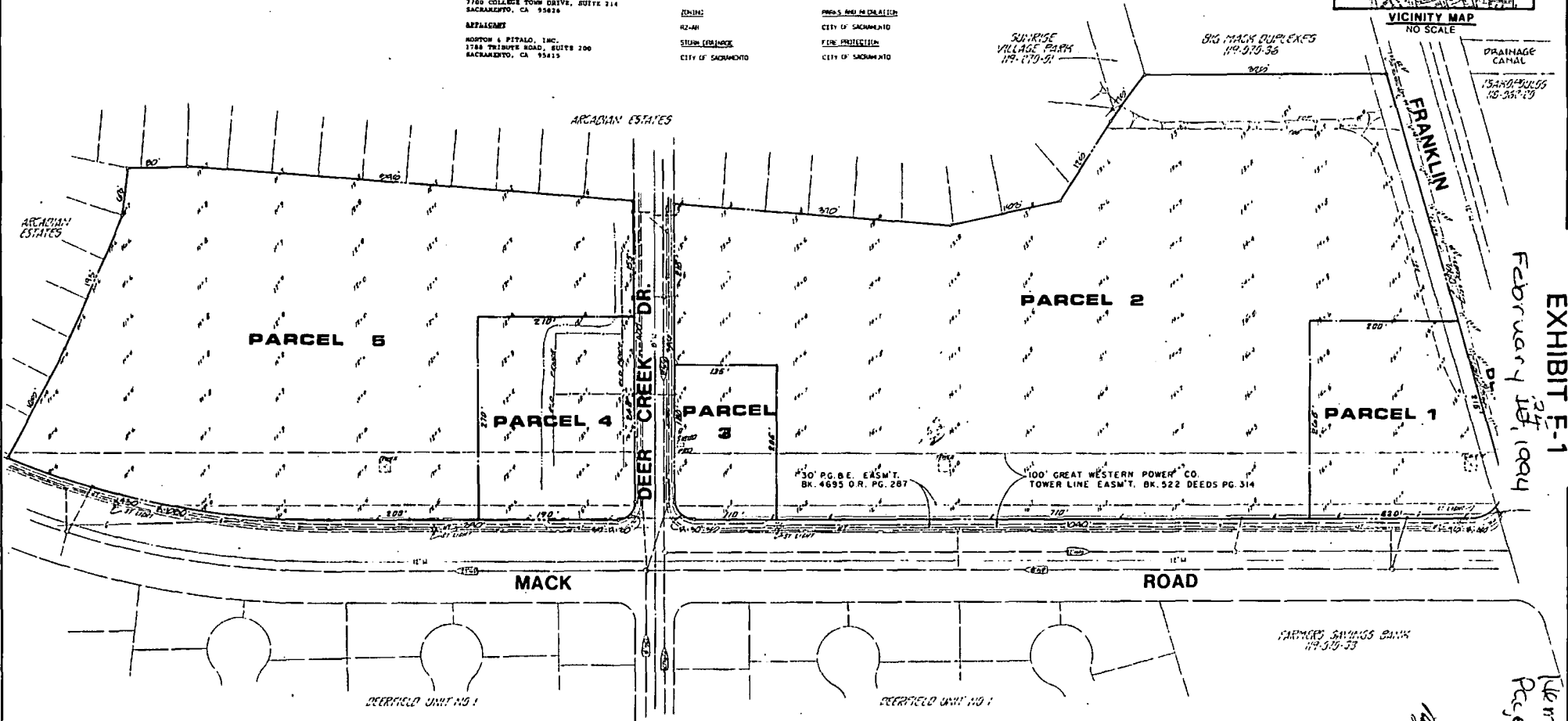


EXHIBIT E-1  
February 1st, 1994

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NO.	DESCRIPTION	APPROVED DATE	DISK NO.	BENCH MARK ELEV.	COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.	MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING	TENTATIVE PARCEL MAP MACK ROAD AND FRANKLIN BLVD.	CITY OF SACRAMENTO	DATE 1/27/94 SHEET 1 OF 1

FILE NO. 910179

3

## ATTACHMENT G

On November 3, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision, subject to the following conditions:

- A. Provide standard subdivision improvements on Franklin Boulevard to a 55 foot half street pursuant to Section 40.12.1211 of the City Code and Section 17-F-1-d of the Zoning Ordinance;
- B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
- C. Provide post construction Best Management Practices (BMP's) to minimize the increase of urban runoff pollution. At a minimum, source control measures and on-site controls shall be implemented;
- D. Applicant shall conform to the City's Grading, Erosion and Sedimentation Control Ordinance at the time of filing the Final Map;
- E. Comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). This will require the applicant to file a Notice of Intent with the California Water Resource Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will require the applicant to prepare plans and/or determine measures to control erosion and off-site sediment transport from the project during and after the project and determine measures for controlling pollution from the various hazardous materials associated with construction sites.

The City will require proof of compliance with the State Permit prior to approval of the improvement plans;

- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. Meet all County Sanitation District requirements;
- H. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P92-003);
- I. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;



- J. Cross hatch Great Western Power Company's 100-foot transmission line easement on the parcel map and indicate the recording information on the easement. Also, place the following note within the Great Western Power Company's easement: "Restricted Building and Use Area";
- K. Show all existing easements;
- L. Show building setbacks for all lots adjacent to Mack Road. Setback shall consider the line sway from the tower easement to the satisfaction of P.G.&E.;
- M. Show reciprocal ingress, egress and parking easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel; and
- N. Dedicate Elder Creek channel, levee, ramps and 25 feet south of the existing toe of the levee (for future widening and maintenance) to the City of Sacramento.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- B. Each parcel will be required to have separate metered water services installed at the time of obtaining Building Permits;
- C. A water main extension may be required along Franklin Boulevard, if service connections are required. No service connections will be allowed into the existing 30 foot transmission main in Franklin Boulevard; and
- D. Comply with the City's Cross Connection Control Policy.

## INTRODUCTION

This section briefly describes the proposed project, alternatives to the project and project impacts. All impacts that were identified during the course of this environmental analysis are presented in Table 2-1 at the end of this chapter.

## SUMMARY OF PROJECT DESCRIPTION

### **Location**

The Northwest Corner of Franklin and Mack proposal is located in the South Sacramento area of the City of Sacramento (Exhibit 3-1). The project site is located within the South Sacramento Community Plan (SSCP) area and consists of 20.3 acres at the northwest corner of the intersection at Franklin Boulevard and Mack Road.

### **Site Setting**

The project site is vacant. A power line easement, including two power line towers, crosses the site parallel with Mack Road. The City's General Plan designates the site for Medium Density Residential uses at 16-29 units per net acre, while the SSCP designates the site Residential, with a density of 11-21 units per net acre. The property is zoned R-2A-R. This zone is a multi-family residential zone.

The site is surrounded by residentially and commercially designated lands. A residential neighborhood is located west of the site. Another residential area is located directly north. The Morrison Creek channel is adjacent to the northeast corner of the site. Immediately south of the site is a commercial property at the southwest corner of Franklin Blvd. and Mack Road. West of this commercial site is a residential area.

### **Description**

The proposed project involves the development of retail shops, including one major retail space, one separate, freestanding commercial pad, a service station, and a day care center, on 13.5 acres. The remaining 6.8 acres on the site is being reserved for future development, and will remain in a residential designation (APN 119-070-38,39). The total proposed building square footage for the project site is 118,100 square feet, which includes 60,000 square feet for major retail use, 44,500 square feet for other retail uses, 6,000 square feet for a commercial pad, 2,600 square feet for a service station, and 5,000 square feet for a day care center. The project consists of three free standing structures (the day care, commercial pad, and service station) and

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a retail strip divided into 4 spaces. The buildings are all one story. The number of parking spaces required (and proposed) is 588.

## **SUMMARY OF PROJECT ALTERNATIVES**

The following is a list of the alternatives analyzed in this DEIR:

### **AA No Project Alternative**

Under the No Project Alternative, the project site would not be developed as proposed and the property would be maintained in its present use. No structures would be built on the property and the land would remain in its current vacant state. The No Project Alternative is required by CEQA (Section 15126 (d)).

### **AB-1 Residential Alternative-1**

Under the Residential Alternative, the 13.5 acres now proposed for non-residential use would be developed consistent with the existing General Plan (Medium Density Residential [16-29 DU/NA]) and South Sacramento Community Plan (SSCP) (Residential [11-21 DU/NA]) designations. The site would therefore be developed, with multi-family units, at a minimum of 16 units per acre. As a result, a total of at least 216 units would be built under this alternative. These units could take the form of condominiums, garden apartments or light density apartment uses.

### **AB-2 Residential Alternative-2**

The EIR will also analyze an alternative consistent with the existing adjacent residential development. This variation would include single family units at a maximum of 8 units/acre. As a result, a total of 108 single family units would be built under this alternative.

### **AC Retail Center-Single-Family Residential**

This alternative would provide a mixture of single-family residential (8 units/acre) and retail uses on the site. The major retail space and the service station would be retained, for a total of 62,600 square feet of non-residential space on approximately 5-6 acres. Between 60 and 70 units would be developed on the remaining 7.5 to 8.5 acres.

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## OTHER PROJECTS

Another project in the immediate vicinity of the project site that is taken into consideration during this analysis is the Franklin/Mack Shopping Center project. This project is located at the southwest corner of Franklin Boulevard and Mack Road, directly south of the proposed project.

As noted in the Introduction Chapter, the analysis assumes that the Franklin/Mack Shopping Center project has been developed prior to, or will be developed parallel with, the proposed project. The City of Sacramento, City Council approved the Franklin/Mack Shopping Center project in June, 1993.

## SUMMARY OF PROJECT IMPACTS

The environmental impacts of the proposed project and alternatives are summarized in Table 2-1, and a detailed discussion of the impacts are found in Chapter 6 of this document. The following levels of significance are used to identify impacts in the summary table:

- Significant Unavoidable Impact (S/U) - an impact which cannot be avoided even with mitigation.
- Significant Avoidable Impact (S/A) - an impact which can be mitigated to a less than significant level.
- Less-Than Significant Impact (LTS) - an impact which is not significant.
- None - No Impact.

## ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The No Project Alternative would be the environmentally superior alternative. Under this alternative, the existing environment would remain the same with no change in current land use. Impacts to air quality, transportation, biological resources, noise, and hydrology that occur under the development alternatives would not occur.

CEQA Guidelines require that an environmentally superior development alternative be identified if the No Project is the environmentally superior alternative. The environmentally superior "development" alternative is Alternative B-2-Residential Alternative-2, the Single-Family residential alternative. This alternative, as well as the other "development" alternatives, creates significant environmental impacts in the areas of transportation, air quality, noise, biological resources, and hydrology. However, the magnitude of impacts that Alternative B-2 contributes to these areas is less than or substantially similar to the other alternatives. Specifically, Alternative B-2 contributes lower daily trips to the roadways resulting in a lower impact magnitude to the roadway intersections. In addition, this alternative's contribution to air quality degradation in the areas of carbon monoxide, ozone, and particulate matter is lower than the other alternatives (including the proposed project). Finally, the lower vehicle trips associated with Alternative B-2 will result in lower noise impacts to the surrounding streets.

Table 2.0-1  
Impacts and Mitigation Summary

IMPACT	SIGNIFICANCE OF IMPACT	MITIGATION	SIGNIFICANCE AFTER MITIGATION
--------	---------------------------	------------	-------------------------------------

<b>6.1 TRANSPORTATION AND CIRCULATION</b>			
<b>6.1-1 Intersections (Project Specific)</b>			
<u>Proposed Project:</u> The intersection of Franklin Boulevard and Mack Road will degrade from LOS E to LOS F during the P.M. peak hour. The intersection of Franklin Blvd & Brookfield Dr. will degrade from LOS C to LOS D. This is a significant impact. The intersection of Mack Rd. & Deerfield Dr. will degrade from LOS B to LOS D. All other intersection will operate at acceptable levels of service.	Significant	At the intersection of Franklin Boulevard and Mack Road, an additional left turn lane must be added to the southbound approach of Franklin Boulevard at Mack Road. This mitigation measure will require approximately 200 feet of frontage to be dedicated for utilization as a right turn lane. At Franklin Blvd. & Brookfield Drive the existing southbound through-right lane must be converted to a through lane and a southbound right turn lane added. At Deer Creek and Mack Rd., a southbound left turn lane must be added.	Less Than Significant
<u>No Project Alternative:</u> The No Project Alternative would not change the existing roadway network.	Not Applicable	None Required	Not Applicable
<u>Alternative B-1 - Multi-Family Residential Alternative:</u> Would result in lower traffic generation than the proposed project, but will still impact existing intersections.	Significant	See Proposed Project.	Less Than Significant
<u>Alternative B-2 - Single Family Residential Alternative:</u> Would result in lower traffic generation than the proposed project, but may still impact existing intersections.	Significant	See Proposed Project.	Less Than Significant
<u>Alternative C - Retail Center &amp; Single Family Residential Alternative:</u> Would result in lower traffic generation than the proposed project, but would still impact the existing road network.	Significant	See Proposed Project.	Less Than Significant

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Table 2.0-1  
Impacts and Mitigation Summary

IMPACT	SIGNIFICANCE OF IMPACT	MITIGATION	SIGNIFICANCE AFTER MITIGATION
<b>6.1-2 Driveways (Project Specific &amp; Cumulative)</b>			
<u>Proposed Project:</u> Drivers attempting to enter <u>Driveway G</u> , making a left-turn from northbound Deer Creek Road, will stack in the northbound traffic lane, contributing to unacceptable operating conditions at this driveway. Driveway LOS is projected at "F" for right turning vehicles exiting the site at <u>Driveway D</u> . The required stacking distance for exiting vehicles would exceed the distance available. On-site circulation conflicts may result from vehicles attempting to access this driveway from Mack Road. The proposed stacking distance is also inadequate for <u>Driveway F</u> . Driveways A,B,C and E would likely experience acceptable levels of service.	Significant	<b>Driveway A,B,C,&amp; E</b> None Required. <b>Driveway G</b> Relocate the driveway to the north side of the property to provide sufficient stacking distance for southbound left-turning traffic. <b>Driveway D</b> Construct a raised median in the center of the driveway of sufficient length to prevent inbound vehicles from entering the first parking aisle adjacent to Mack Rd.. <b>Driveway F</b> Prohibit eastbound to northbound left turn egress onto Franklin Blvd..	Less Than Significant
<u>No Project Alternative:</u> The No Project Alternative would result in none of the driveways being built.	Not Applicable	None Required	Not Applicable
<u>Alternative B-1 - Multi-Family Residential Alternative:</u> would result in none of the proposed driveways being built.	Not Applicable	None Required	Not Applicable
<u>Alternative B-2 - Single Family Residential Alternative:</u> would result in none of the driveways being built.	Not Applicable	None Required	Not Applicable
<u>Alternative C - Retail Center - Single Family Residential Alternative:</u> would result in Driveways D,E, and F being constructed. Impacts of the Proposed Driveways would be comparable to those of the proposed project.	Significant	Alternative C will be required to implement the same measures specified, for the proposed project, for Driveways D and F.	Less Than Significant

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February 16, 1994

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Table 2.0-1  
Impacts and Mitigation Summary

IMPACT	SIGNIFICANCE OF IMPACT	MITIGATION	SIGNIFICANCE AFTER MITIGATION
<b>6.1-4 Intersections-Cumulative</b>			
<u>Proposed Project:</u> The intersections of Franklin Blvd. & Brookfield Dr., Franklin & Mack, Deer Creek and Mack, 2nd and Tangerine & Mack deteriorate to LOS F from projected LOS E or F. The intersection of Franklin & Armadale deteriorates to LOS E.	Significant	Franklin & Brookfield: convert one southbound lane to a through lane and add a southbound right turn lane. Deer Creek & Mack: Add a southbound and eastbound left turn lane. Franklin & Mack: Add a southbound left turn lane. Tangerine & Mack: Convert one westbound lane to through only and add a westbound right turn lane. Armadale & Franklin: Convert one southbound lane to a through lane and add a southbound right turn lane. In all cases these intersections will operate at LOS D - F.	Less-than-significant
<u>No Project Alternative:</u> No Impact.	No Impact.	None Required.	Not Applicable.
<u>Alternatives B-1, B-2, &amp; C - Multi Family, Single Family, Retail Center/Single Family Residential:</u> These alternatives would result in lower traffic generation than the Proposed Project, but would probably result in similar impacts to intersections.	Significant	These alternatives would require the same mitigation measures as the Proposed Project.	Less Than Significant

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MARCH 24, 1994  
JLH  
Exhibit 16-1994

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Table 2.0-1  
Impacts and Mitigation Summary

IMPACT	SIGNIFICANCE OF IMPACT	MITIGATION	SIGNIFICANCE AFTER MITIGATION
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<b>6.2 HYDROLOGY, WATER QUALITY, DRAINAGE</b>			
<b>6.2-1 Hydrology-Site Flooding (Project Specific)</b>			
<u>Proposed Project:</u> Development of the site would result in structures and human use on a site that currently has less than 100-year flood protection.	Less Than Significant	None Required	Not Applicable.
<u>Alternative A - No Project:</u> The No Project Alternative will not result in exposing people or property to a significant risk of flooding on-site.	Less Than Significant	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> Development of the site would result in structures and human use on a site that currently has less than 100-year flood protection.	Less Than Significant	None Required	Not Applicable.
<b>6.2-2 Hydrology-Drainage Facility Capacity (Project Specific)</b>			
<u>Proposed Project:</u> Increased runoff resulting from increased amount of impervious surfaces on the project site will be directed into Morrison Creek. This additional runoff could be a significant impact due to existing peak flow conditions of Morrison Creek and the lack of future plans to improve the Creek to 100-year flood standards.	Significant	The 100-year post development discharge for the site must be limited to the predevelopment level. The increase in the 100-year 5-day runoff volume due to development of the NW corner of Franklin and Mack project must not be released until Beach Stone Lake stage has receded. The City of Sacramento, Utilities Department, Flood Control and Sewers Division will oversee implementing mitigation measures.	Less Than Significant
<u>Alternative A - No Project:</u> The No Project Alternative will not result in an increased amount of additional runoff to be contributed to Morrison Creek.	No Impact	None Required	Not Applicable

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IMPACT	SIGNIFICANCE OF IMPACT	MITIGATION	SIGNIFICANCE AFTER MITIGATION
<u>Alternatives B-1, B-2, C:</u> Increased runoff resulting from increased amount of impervious surfaces on the project site will be directed into Morrison Creek. This additional runoff could be a significant impact due to existing peak flow conditions of Morrison Creek and the lack of future plans to improve the Creek to 100-year flood standards.	Significant	The 100-year post development discharge for the site must be limited to the predevelopment level. The increase in the 100-year 5-day runoff volume due to development of the NW corner of Franklin and Mack project must not be released until Beach Stone Lake stage has receded. Applicant will work with the City of Sacramento, Utilities Department, Flood Control and Sewers Division to accomplish mitigation measures.	Less Than Significant
<u>6.2-3 Hydrology-Increased Flow in Morrison Creek From Increase in Impervious Area (Cumulative)</u>			
<u>Proposed Project:</u> Future development adjacent to Morrison Creek and Elder Creek will increase the impervious area of the region. This will contribute to the cumulative runoff directed into Morrison Creek.	Significant	Implement Mitigation Measures 6.2-2	Less Than Significant
<u>Alternative A - No Project:</u> The No Project Alternative will not result in an increased amount of additional runoff to be contributed to Morrison Creek.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> Future development adjacent to Morrison Creek and Elder Creek will increase the impervious area of the region. This will contribute to the cumulative runoff directed into Morrison Creek.	Significant	Implement Mitigation Measures 6.2-2	Less Than Significant

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<b>6.2-4 Water Quality-Construction (Project Specific)</b>			
<b>Proposed Project:</b> Construction activities associated with the proposed project, including removal or scarification and recompaction of surface soils, would disturb existing vegetation and soil, increasing the potential for both soil erosion and turbidity in Morrison Creek.	Less Than Significant	None Required	Not Applicable
<b>Alternative A - No Project:</b> The No Project Alternative would not result in the disturbance of the project site.	No Impact	None Required	Not Applicable
<b>Alternatives B-1, B-2, C:</b> Construction activities associated with the proposed project, including removal or scarification and recompaction of surface soils, would disturb existing vegetation and soil, increasing the potential for both soil erosion and turbidity in Morrison Creek.	Less Than Significant	None Required	Not Applicable
<b>6.2-5 Water Quality-Construction (Cumulative)</b>			
<b>Proposed Project:</b> Construction activities associated with cumulative development could significantly impact the water quality of Morrison Creek and Elder Creek.	Less Than Significant	None Required	Not Applicable
<b>Alternative A - No Project:</b> The No Project Alternative would not change existing conditions.	No Impact	None Required	Not Applicable
<b>Alternatives B-1, B-2, C:</b> Construction activities associated with cumulative development could significantly impact the water quality of Morrison Creek and Elder Creek.	Less Than Significant	None Required	Not Applicable

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<b>6.2-6 Water Quality-Parking Lot Runoff (Project Specific)</b>			
<u>Proposed Project:</u> Oil, grease and other toxins may drain into Morrison Creek from paved surfaces during rain events or by irrigation runoff contributing to the pollutant load of the Creek.	Less Than Significant	None Required	Not Applicable
<u>Alternative A - No Project:</u> The No Project Alternative will not result in paved surfaces.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> Oil, grease, and other toxins may drain into Morrison Creek from paved surfaces during rain events or by irrigation runoff contributing to the pollutant load of the Creek.	Less Than Significant	None Required	Not Applicable

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<b>6.3 AIR QUALITY</b>			
<b>6.3-1 Ozone (Project Specific)</b>			
<u>Proposed Project:</u> Vehicle trips associated with the proposed project will generate ROG and NOx emissions that would contribute to regional ozone levels.	Significant	The following mitigation measures attempt to reduce the number of vehicle trips and vehicle miles but will not reduce the impact of ozone to a less than significant level. 1. Provide information on the U.S. Postal Service's "Stamps on Call Program." 2. Organize a Transportation Management Assoc. (TMA) among the businesses within the proposed shopping center to help the City's 35% trip reduction goal. 3. Provide and maintain a display that would be located in a central location of each business of the proposed project that would list amenities within the proposed project and within 1/2 mile of the project site for employees. 4. Distribute an annual letter to employees to inform them of the above items.	Significant-- Unavoidable
<u>Alternative A - No Project:</u> The No Project Alternative would have no effect on ROG and NOx emissions.	No Impact	None Required	Not Applicable
<u>Alternative B-1, B-2, C:</u> Vehicle trips associated with these alternatives would contribute to an increase of ozone levels over the existing setting.	Significant	Implement measures identified for the Proposed Project.	Significant-- Unavoidable

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<b>6.3-2 Ozone (Cumulative)</b>			
<u>Proposed Project:</u> The cumulative impact on regional ozone levels represents an unavoidable adverse impact.	Significant	Implement Mitigation Measure 6.3-1.	Significant--Unavoidable
<u>Alternative A -- No Project:</u> Traffic associated with the No Project Alternative would not produce additional ROG's and/or NOx's.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> The cumulative impact on regional ozone represents an unavoidable adverse impact.	Significant	Implement measures identified for the Proposed Project.	Significant--Unavoidable
<b>6.3-3 Intersection Analysis for Carbon Monoxide (Project Specific)</b>			
<u>Proposed Project:</u> During project operation, motor vehicle traffic generated by the project would emit CO emissions that will contribute to local CO levels along roads in the project vicinity but will not violate standards.	Less Than Significant	None Required	Not Applicable
<u>Alternative A -- No Project:</u> The traffic associated with the No Project Alternative would not increase trips in the project site area.	No Impact	None Required	Not Applicable
<u>Alternative B-1, B-2, &amp; C:</u> Vehicle trips associated with these Alternatives would not violate the state and federal 1-hour standard.	Less Than Significant	None Required	Not Applicable

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<b>6.3-4 Intersection Analysis for Carbon Monoxide (Cumulative)</b>			
<u>Proposed Project:</u> Vehicle trips associated with the proposed project will contribute to increased CO emissions above the 8-hour state and federal standards.	Significant	Implement Mitigation Measure 6.3-1.	Significant--Unavoidable
<u>Alternative A -- No Project:</u> The No Project Alternative would not contribute to a cumulative exceedence of CO concentrations.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> Vehicle trips associated with these Alternatives may contribute to the cumulative exceedence of CO emissions above the 8-hour state and federal standards.	Significant	Implement measures identified for the Proposed Project.	Significant--Unavoidable
<b>6.3-5 Particulate Matter (Project Specific)</b>			
<u>Proposed Project:</u> Traffic associated with the proposed project will result in an increase of PM-10 levels which would affect surrounding land uses, motorists, and pedestrians.	Significant	Implement Mitigation Measure 6.3-1.	Significant--Unavoidable
<u>Alternative A -- No Project:</u> The No Project Alternative will not increase the PM levels along the project site.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> Traffic associated with these Alternatives will result in increased levels of PM-10.	Significant	Implement measures identified for the Proposed Project.	Significant--Unavoidable

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<b>6.3-6 Particulate Matter (Cumulative)</b>			
<u>Proposed Project:</u> Traffic associated with proposed project and cumulative development could increase long-range levels of PM-10 in the region.	Significant	Implement Mitigation Measure 6.3-1.	Significant--Unavoidable
<u>Alternative A -- No Project:</u> The No Project Alternative will not increase the PM levels along the project site.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> Traffic associated with these Alternatives will contribute to the cumulative PM-10 problem.	Significant	Implement measures identified for the Proposed Project.	Significant--Unavoidable
<b>6.4 BIOLOGICAL RESOURCES</b>			
<b>6.4-1 Tree Resources</b>			
<u>Proposed Project:</u> Both indirect and direct adverse impacts to existing City Street Tree resources, including permanent removal, may result from construction of the proposed project.	Significant	1. Protect trees not designated for removal. 2. Replace trees which are removed, subject to the standards set by the City Arborist.	Less Than Significant
<u>Alternative A -- No Project:</u> The No Project Alternative would not result in any direct impacts to the existing tree resources on the project site.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> Both indirect and direct adverse impacts to existing City Street Tree resources, including permanent removal, may result from construction of the alternatives to the proposed project.	Significant	Implement measures identified for the Proposed Project.	Less Than Significant

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<b>6.4-2 Burrowing Owls</b>			
<u>Proposed Project:</u> The project site currently provides foraging habitat and nesting sites for burrowing owls, a California Species of Special Concern. It is possible that burrowing owls may further colonize the site prior to construction of the project and would likely be impacted during earth moving activities.	Significant	1. Hire a qualified biologist to conduct pre-construction survey of burrowing owl presence. 2. Relocate owls per requirements of Fish & Game Dept.	Less Than Significant
<u>Alternative A - No Project:</u> The No Project Alternative will not result in any changes to the existing conditions.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> The project site currently does provide foraging habitat and nesting sites for burrowing owls, a California Species of Special Concern. It is possible that burrowing owls may further colonize the site prior to construction of the project alternatives and would likely be impacted during earth moving activities.	Significant	Implement measures identified for the Proposed Project.	Less Than Significant
<b>6.5 NOISE</b>			
<b>6.5-1 Traffic Noise Impact on Existing Adjacent Land Uses</b>			
<u>Proposed Project:</u> Project-related traffic would increase exterior noise levels on area roadways a maximum of 3 dB.	Less Than Significant	None Required	Not Applicable
<u>Alternative A -- No Project:</u> The No Project Alternative would not result in an increased noise level next to roadways.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> Project-related traffic is not anticipated to increase exterior noise levels on area roadways by more than 3 dB.	Less Than Significant	None Required	Not Applicable

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IMPACT	SIGNIFICANCE OF IMPACT	MITIGATION	SIGNIFICANCE AFTER MITIGATION
<b><u>6.5-2 Traffic Noise Impact on Proposed Project Site Land Uses (Existing and cumulative)</u></b>			
<b><u>Proposed Project:</u></b> Project-related traffic will increase exterior noise levels on the project site by no more than 3 dB. Maximum normally acceptable exterior noise levels for noise sensitive uses will be exceeded for the child care facility included in this project proposal.	Significant	Use of construction techniques to reduce interior noise for the child care center.	Less Than Significant
<b><u>Alternative A -- No Project:</u></b> The No Project Alternative would not affect the existing noise conditions.	No Impact	None Required	Not Applicable
<b><u>Alternatives B-1, B-2, C:</u></b> The noise level would exceed the acceptable interior and exterior noise level for proposed alternative residential uses.	Significant	Implement measures identified for the Proposed Project. In addition, residential alternatives would require a noise barrier adjacent to Mack Road and Franklin Blvd.	Less Than Significant
<b><u>6.5-3 Future Project Generated Noise Impact on the Project Site and on the Existing Adjacent Land Uses</u></b>			
<b><u>Proposed Project:</u></b> The noise levels from the site would exceed the City's daytime and nighttime limits for maximum noise exposure level for adjacent residential use due to truck passby at the rear of the site.	Significant	1. Construct 8-foot sound wall to replace existing fences between the site and the existing single family home development. 2. Loading docks along the north side of the proposed project shall be depressed.	Less Than Significant
<b><u>Alternative A -- No Project:</u></b> The No Project Alternative would not result in an increased noise level.	No Impact	None Required	Not Applicable
<b><u>Alternative B-1:</u></b> The project site would be developed with multiple family residential units at a minimum of 16 units per acre which would not be anticipated to significantly affect adjacent uses.	Less Than Significant	None Required	Not Applicable

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IMPACT	SIGNIFICANCE OF IMPACT	MITIGATION	SIGNIFICANCE AFTER MITIGATION
<u>Alternative B-2:</u> The project site would be developed with single family residential units at a maximum of 8 units per acre which would not be anticipated to impact adjacent uses.	Less Than Significant	None Required	Not Applicable
<u>Alternative C:</u> The residential units proximate to the project site would be affected by the activity associated with the retail development--including the diesel truck passby at the rear of the site.	Significant	Implement measures identified for the Proposed Project.	Less Than Significant
<b>6.5-4 Construction Noise</b>			
<u>Proposed Project:</u> Construction of the project site will expose the adjacent residential development to elevated noise levels.	Less Than Significant	None Required	Not Applicable
<u>Alternative A -- No Project:</u> The No Project Alternative would not result in exposure of people to excessive noise.	No Impact	None Required	Not Applicable
<u>Alternatives B-1, B-2, C:</u> Construction of the project site will expose the adjacent residential development to elevated noise levels.	Less Than Significant	None Required.	Not Applicable

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DEPARTMENT OF  
POLICE

CITY OF SACRAMENTO  
CALIFORNIA

HALL OF JUSTICE  
813 SIXTH STREET  
SACRAMENTO, CA  
95814-2495

ARTURO VENEGAS, JR.  
CHIEF OF POLICE

PH 916-264-5121

**MEMORANDUM**

**TO: CINDY GNOS, ASSOCIATE PLANNER  
PLANNING DEPARTMENT**

**DATE: FEBRUARY 9, 1994**

**Ref. No.: 94-02-16**

**FROM: MARY SAVAGE, CAPTAIN  
AREA II COMMAND**

**SUBJECT: GENERAL PLAN AMENDMENTS TO ALLOW A SHOPPING CENTER AT  
FRANKLIN BOULEVARD AND MACK ROAD**

The Sacramento Police Department was unable to comment on #P92-003 during the Environmental Impact Report (EIR) process. We would like to advise the members of the City Planning Commission that the Police Department is opposed to further development of high density residential or commercial property at this location. In particular, shopping centers have a high impact on calls for service (CFS) to the Police Department. Specifically, CFS include shoplifting, auto crimes of burglary and theft, and robbery.

If any high density development is approved for this site, and the plans return to the Planning Commission for Plan Review Entitlement, we request that the SPD is consulted regarding site specific security measures.

The Sacramento Police Department has been actively addressing the crime along the Mack Road business corridor. These efforts would be seriously hampered by further high density development.

MS:RS:lh

CITY OF SACRAMENTO  
PLANNING DIVISION

FEB 17 1994

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*Law Offices of Michael L. Bledsoe*

*1801 I Street, Suite 200  
Sacramento, California 95814  
Telephone 916-444-7500  
Facsimile 916-444-0617*

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

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May 26, 1994

The Honorable Joe Serna, Jr., Mayor  
Members of the City Council  
City of Sacramento  
915 I Street, 2nd Floor  
Sacramento, CA 95814

**Re: NW Corner of Franklin Blvd. and Mack Rd. (P92-003)  
City Council Agenda Item No. 10.2, May 10, 1994; continued to June 14, 1994  
File No. 1014/001**

Dear Mayor Serna and City Council Members:

I am writing to you on behalf of the owners and tenants of Valley Center, a shopping center located at the northeast corner of the intersection of Franklin Boulevard and Mack Road in South Sacramento. On June 14, 1994, you will be considering an application to amend the General Plan and the South Sacramento Community Plan and to rezone a 12.2-acre parcel at the northwest corner of Franklin and Mack, changing the permitted land use from multifamily residential to shopping center commercial (the "NW Corner Project"). The Planning Commission and your staff recommend that you deny the application. We, too, urge you to deny the application for the reasons set out below and as will be presented in the public hearing on the project.

There is already more commercial development in this part of South Sacramento than can be supported by the existing population and more vacant commercially-zoned land than the market can absorb in the foreseeable future. At the Franklin/Mack intersection, Valley Center (anchored by a Raley's supermarket) and a shopping center anchored by Albertson's already exist. The population in the area cannot fully support those shopping centers -- Valley Center has one vacancy and the Albertson's center has seven vacancies. Last year, the City Council approved another shopping center for the southwest quadrant of the Franklin/Mack intersection (International Plaza; P89-018); no development has occurred at that site yet. Altogether, the Council has approved 436,000 square feet of shopping center commercial development at the

intersection of Franklin and Mack. That is a commercial area large enough to qualify as a regional center under the City's Shopping Center Standards, although the area is designated for community/neighborhood commercial in the General Plan.

There are seven shopping centers on Mack Road between Franklin Boulevard and Stockton Boulevard. They all have vacancies and several are suffering greatly from under-utilization. I attach a letter from Mr. Charles L. Collings of Raley's in which he describes the economic hardships that occur when there is an oversupply of commercial space. As he notes, by spreading too few tenants among too many shopping centers, excess vacancies can lead to blight and can attract criminal activity. (The Sacramento Police Department has advised the Planning Department and Planning Commission that it opposes the project because it may increase crime in the area.) Simply building new shopping centers does not create new permanent jobs or generate new sales taxes; a growing population is needed to support additional retail facilities which then create new jobs and new taxes. Developing new commercial areas without new residents to support them simply causes existing retailers, with their jobs and sales taxes, to shift from older centers to the new one. Mr. Collings' letter also includes maps showing the location and level of vacancies at the various shopping centers along Mack Road.

The NW Corner Project seeks only to change the land use designation of 12 acres from multifamily residential to shopping center commercial. This is a speculative project in that the applicant is not requesting entitlements that would enable building on the site. The Planning Department advises that, when the recently-rezoned International Plaza project at the Southwest corner of Franklin and Mack is considered, there are 135 acres zoned commercial on Mack Road between Franklin Boulevard and Highway 99. Thirty-five acres -- 26 percent of the commercially zoned land in the immediate area -- are now undeveloped. Nonetheless, the applicant wants the City Council to add another 12 acres to the presently vacant 35 acres.

Because neighborhood and community shopping centers serve residents within a three to five mile radius, the City Council should also look beyond the immediate vicinity of Franklin and Mack before deciding whether to approve additional shopping center zoning. Less than two miles to the east of the proposed Northwest Corner Project, approximately 20 acres of undeveloped land are zoned for shopping center use at Mack Road/Elsie Avenue and Stockton Boulevard, just east of Highway 99. Sam's Club and a small shopping center already exist just to the north of that location and a Price Club is under construction immediately to the south. Southgate Plaza, located at Franklin Boulevard and Florin Road, lies one and one-half miles to the north of the proposed NW Corner Project. Additional shopping center development is planned for the intersection of Franklin and Calvine Road, two miles to the south. One mile further south, a center anchored by a Bel Air market exists and another containing a Safeway is planned. There are also numerous sites already zoned for shopping centers in Laguna and Meadowview. It should be apparent to the Council that this part of South Sacramento is already overloaded with shopping centers and vacant land zoned for shopping center development.

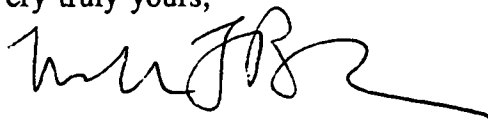
The Honorable Joe Serna, Jr., Mayor  
May 26, 1994  
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The South Sacramento Community Plan explicitly recognizes the fact that South Sacramento contains an excess of commercially-zoned land and tries to deal with the problems such an oversupply causes. In the Community Plan, the City Council adopted goals and policies to prevent making the oversupply worse. The application before you does not advance any rationale for adding more commercial land. Before abandoning one of the key concepts set forth in the Community Plan, the Council should analyze the consequences of changing its policies for South Sacramento. Is there sufficient demand for more shopping center space in this part of South Sacramento? Will there be sufficient demand in the foreseeable future? If, ultimately, new commercial facilities are developed at the northwest corner of Franklin and Mack, what impacts will be suffered by existing businesses in older shopping centers? How would such development affect the potential for developing much-needed shopping areas in the Meadowview community? The Council should not change its current policies for South Sacramento without considering what effects those changes might bring.

There are alternative development possibilities for the site if its owners do not wish to develop multifamily housing as allowed under current zoning. Potter-Taylor & Co., an experienced developer of commercial facilities (and the property manager of Valley Center), has provided a pro forma and sketch of an alternative development on the site, a mixed-use project combining single family homes, a day care center, two restaurants and a service station. I enclose a copy for your information. The owners and tenants of Valley Center would support such a development because it would bring more residents to the area, rather than more vacant retail space, while providing the land owners a reasonable return. Of course, the project applicant is also an experienced developer and, I am sure, will have further ideas for the site that are in keeping with the objectives of the Community Plan and will serve to benefit the South Sacramento community.

For these reasons, we urge you to deny the NW Corner Project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael L. Bledsoe", with a long horizontal flourish extending to the right.

MICHAEL L. BLEDSOE

Enclosures

cc: City Clerk



*Michael Bledsoe*

SUPERMARKETS AND DRUG CENTERS  
CORPORATE OFFICE

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May 3, 1994

Mayor Joe Serna, Jr.  
City Hall  
915 I Street  
Sacramento, CA 95814

Dear Joe:

I understand that shortly you will be considering a request by Cummings/Oates to approve commercial development on the N.W. corner of Mack and Franklin.

I attach fact sheets identifying vacancies in various shopping centers in the vicinity of the proposed development. In addition, I am calling to your attention various points that should be considered in arriving at your decision.

I understand your desire to provide jobs and increase tax revenues. In my opinion, additional commercial does neither. Unless you can be assured that new business from new customers can be generated, the effect will be a movement of traffic from existing stores, and subsequently, a movement of jobs, generally at a lower rate of pay.

Mr. Cummings and Mr. Oates are developers. They develop a project, cash out, and go on to their next project. We are users, we have no choice but to stay. The losers also

P.O. Box 15618, Sacramento, CA 95852  
500 West Capitol Avenue,  
West Sacramento, CA 95605-2696

Phone (916) 373-3333  
Fax (916) 444-3733

include other existing merchants, neighborhood families, and tenants of Cummings/Oates if their businesses don't prosper.

Keep in mind that you have already approved 100,000 square feet of commercial across the street from the proposed development. This is not yet in place, and will further aggravate traffic, air quality, and vacancy conditions.

I urge you - do not approve this development.

Very truly yours,

RALEY'S

Charles L. Collings  
President/CEO

CLC:ebh/1222A,B



FACT SHEET RELATIVE TO PROPOSED COMMERCIAL DEVELOPMENT

MACK AND FRANKLIN

Attached pages identify vacancies in various shopping complexes in the vicinity of Mack and Franklin.

Page A. Map Key indicating retail centers on Mack Road between 24th Street and Stockton Boulevard.

- B. Map Key 9 - Four vacancies. Note reference to Sam's Club and Price Club (under construction) on Stockton Boulevard
- C. Map Key 5 - This shopping complex recently demolished.
- D. Map Key 6 and 7 - The vacancy in the Raley's Center has never been occupied. There are seven vacancies in Albertson Center plus pad for large store. Albertson Center in bankruptcy.
- E. Map Key 5 - One vacancy in small strip center.
- F. Map Key 2 and 3 - Three vacancies. Breueners in Chapter 11.
- G. Map Key 1 and 4 - Two vacancies in #1 and six vacancies in No. 4. Jumbo closed, remodeled, and reopened as Food 4 Less.

Points for Consideration:

- (a) There is more than adequate retail space in the area. 296,000 sq. ft. of commercial at Mack and Franklin, 100,000 sq. ft. more recently approved by the City Council.
- (b) New stores will not generate<sup>te</sup> new jobs, but will result in shifting of jobs. New stores will not generate more taxes, but will result in shifting of tax. Any shift in business will harm existing centers.

- (c) There is not a major population growth in the area to create demand for new shopping opportunities.
- (d) Empty, under utilized commercial areas harmful to the community. Causes blight in adjacent commercial and residential areas, attracts criminal activity.
- (e) Additional commercial development on Franklin and Laguna will decrease sales in existing centers.
- (f) Intersection already badly congested. Further commercial development will also add to noise level and further deteriorate air quality.



STOCKTON BLVD.

99

TO STOCKTON



TO SACRAMENTO

9

2

3

VALLEY HI DRIVE

1

4

MACK ROAD

5

CENTER PARKWAY

7

6

FRANKLIN BLVD.

8

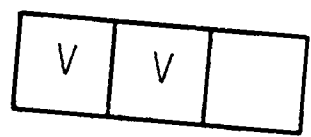
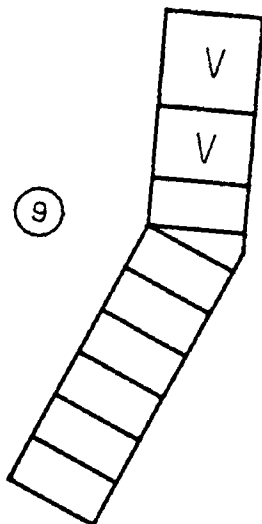
24TH STREET

Fries club  
under const

STOCKTON BLVD.

MACK ROAD

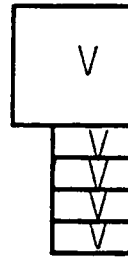
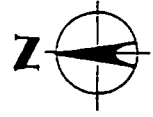
FACE  
(Now  
SAMS  
Club.)



MAP K64 NO (9)



MACK ROAD



8

GAS



24TH STREET

MAP KEY No 8

C







MACK ROAD

BK

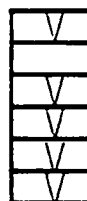
JIFFY  
LUBE

V



BANK

POLLO  
LOCO



HARD  
WARE

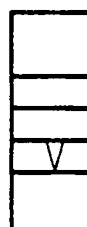
TACO  
BELL

6

7

WELLS  
FARGO

ARBY'S

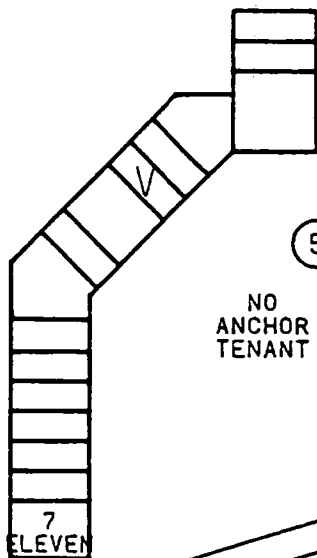


ALBERTSON'S

RALEY'S

B  
OF  
A

FRANKLIN BLVD.



NO  
ANCHOR  
TENANT

5

MACK ROAD

CENTER PARKWAY

map No 5

6

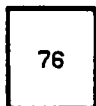
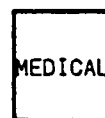
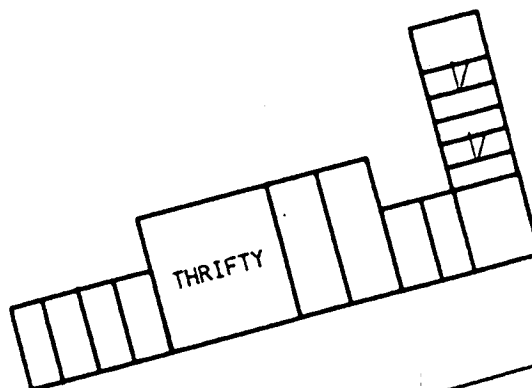
MACK ROAD



2



3



VALLEY HI DR.

MAP KEYS Nos. 2 + 3



VALLEY HI DR.

V WENDY'S

SHELL

V V V V

*Jumbo closed for remodeling  
and opening as Food 4 Less.*

JUMBO

MCDONALD'S

LONG'S

WELLS  
FARGO



K-MART

S. POINTE  
TRI

DENNY'S

SKIPPER'S

CJ

HRAGEN

DEL  
TACO

MACK ROAD

BIG 5

TARGET

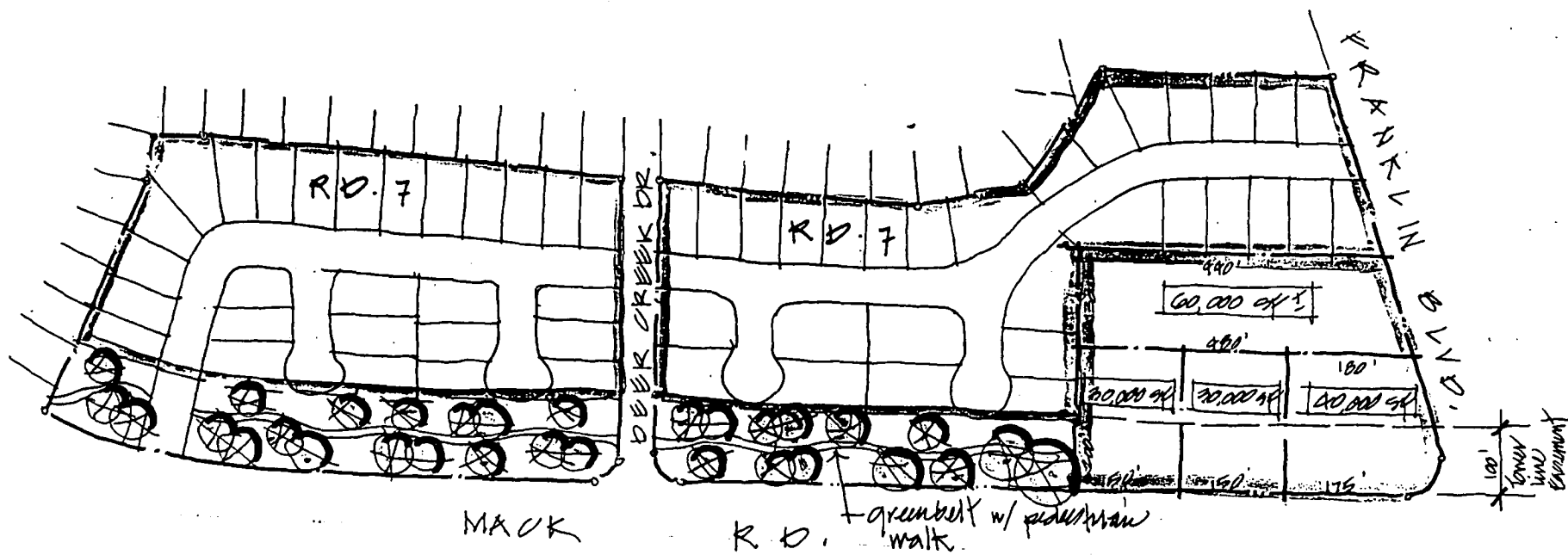
DISCOVERY  
ZONE

1

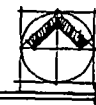
4

MAD KKK

No's 1 & 4

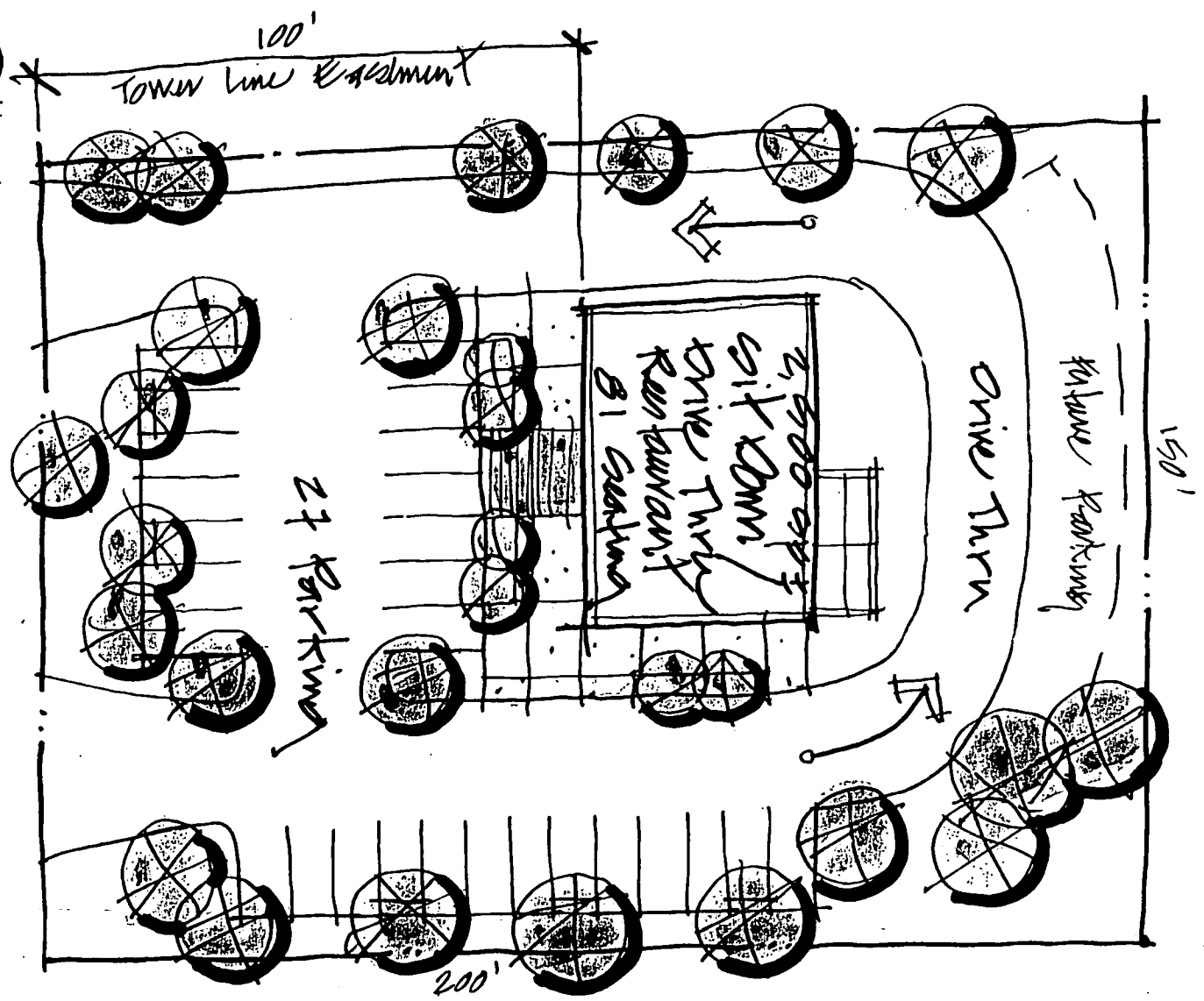


SITE PLAN NORTHWEST • MACK & FRANKLIN  
 50' 1" = 100'



# SITE PLAN TYP. PRO DEVELO.

SC: 10000



NORTHWEST CORNER MACK AND FRANKLIN

	SIZE	VALUE		TOTAL VALUE
*****				
EXISTING MULTI-TENANT ZONING				
TOTAL LAND AREA	20.30 ACRES	\$60,000 /AC	=	\$1,218,000

\*\*\*\*\*

PROPOSED MULTI-USE ZONING

SERVICE STATION	0.92 ACRES	\$18.00 /FT	=	\$720,000
RESTAURANT SITE	0.69 ACRES	\$14.00 /FT	=	\$420,000
RESTAURANT SITE	0.69 ACRES	\$12.00 /FT	=	\$360,000
DAY CARE SITE	1.38 ACRES	\$3.00 /FT	=	\$180,000
SINGLE FAMILY	16.63 ACRES	\$45,000 /AC	=	\$748,211
	=====			=====
	20.30 ACRES			\$2,428,211
				=====
PROFIT FROM RE-ZONE				\$1,210,211





PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 5-10-94

1.4  
10.2  
10.4

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA  
April 24, 1994

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

City Council  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

Honorable Members in Session:

PLANNING  
916-449-5604

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED  
BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550,  
FOURTH SERIES, AS AMENDED, BY REMOVING 12.2+  
ACRES LOCATED AT THE NORTHWEST CORNER OF FRANKLIN BLVD. AND  
MACK ROAD FROM THE MULTIPLE FAMILY RESIDENTIAL (R-2A-R) ZONE AND  
PLACING SAME IN THE SHOPPING CENTER (SC) ZONE (P92-003)

**LOCATION AND DISTRICT:** Northwest Corner of Franklin Blvd. and Mack Road - **DISTRICT 8**

**RECOMMENDATION**

It is recommended that the item be passed for publication of title and continued to May 10, 1994.

**CONTACT PERSON:** Will Weitman, Principal Planner or Cindy Gnos, Assoc. Planner (916) 264-5608

**FOR COUNCIL MEETING OF:** May 3, 1994


**SUMMARY**

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

**BACKGROUND INFORMATION**

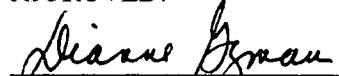
Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,

  
GARY L. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION:  
WILLIAM H. EDGAR  
CITY MANAGER

APPROVED:

  
DIANNE GUZMAN, AICP  
Director, Planning & Development

Handwritten text, possibly a signature or date, appearing upside down.

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING 12.2± ACRES LOCATED AT THE NORTHWEST CORNER OF FRANKLIN BLVD. AND MACK ROAD FROM THE MULTIPLE FAMILY RESIDENTIAL (R-2A-R) ZONE AND PLACING SAME IN THE SHOPPING CENTER (SC) ZONE (P92-003)

(P92-003) (APN: 119-0070-038, 039)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1

The territory described in the attached exhibit(s) which is in the Multiple Family Residential (R-2A-R) zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Shopping Center (SC) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on March 24, 1994, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

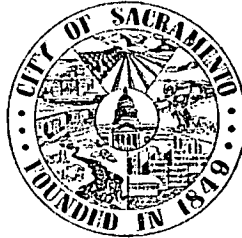
\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_





Rec'd 4-6-94  
Halle

1.4  
7

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

April 5, 1994

**MEMORANDUM**

TO: Virginia Henry, Assistant City Clerk

FROM: Nancy Killian, Administrative Analyst *nk*

SUBJECT: **REQUEST TO SCHEDULE HEARINGS - Controversial (Evening)**

1. P92-003 Various requests to construct a 113,100± sq.ft. shopping center on 12.2± acres in the proposed SC zone located at the NW corner of Franklin Blvd. and Mack Road (D8) (APN:119-0070-038, 039) (Cindy Gnos)
  - A. Certification of the Environmental Impact Report
  - B. Mitigation Monitoring Plan
  - C. Amend the General Plan for 12.2± vacant acres from Medium Density Residential (16-29 du/na) to Community Neighborhood Commercial and Offices
  - D. Amend the South Sacramento Community Plan for 12.2± vacant acres from Residential (11-29 du/na) to General Commercial
  - E. Amend the South Sacramento Community Plan Text to exceed the current level of commercially zoned land in the South Sacramento Community Plan area for the project site only
  - F. Rezone 12.2± acres from Multiple Family Residential (R-2A-R) to Shopping Center (SC) in order to construct a 113,100± sq.ft. shopping center

NK:vr  
b:\cpc3-24\p92-003  
attachments

PFP DATE: 5-3-94

HEARING DATE: 5-10-94

FINAL COUNCIL ACTION DATE: —

OK

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM # 2  
~~MARCH 24~~ FEBRUARY 16, 1994  
PAGE 1

P92-003 - NORTHWEST CORNER OF FRANKLIN AND MACK

- REQUEST:
- A. Environmental Impact Report.
  - B. Mitigation Monitoring Plan.
  - C. General Plan Amendment of 12.2± vacant acres from Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & Offices.
  - D. South Sacramento Community Plan Amendment of 12.2± vacant acres from Residential (11-29 du/na) to General Commercial.
  - E. South Sacramento Community Plan Text Amendment to exceed the current level of commercially zoned land in the South Sacramento Community Plan Area for the project site only.
  - F. Rezone of 12.2± vacant acres from Multiple Family Residential - Review (R-2A-R) to Shopping Center (SC) in order to construct a 113,100 square foot shopping center.
  - G. Tentative Map to subdivide two parcels totaling 20.3± vacant acres into 5 parcels in the Multiple Family Residential-Review (R-2A-R) and Shopping Center (SC) zones.

LOCATION: Northwest corner of Franklin Boulevard and Mack Road  
119-0070-038 and 039  
South Sacramento  
Sacramento City Unified School District  
Council District 8

APPLICANT:	Morton & Pitalo, Inc., John Pitalo, 927-2400 1788 Tribute Road, Suite 200, Sacramento, CA 95815
OWNER:	William C. Cummings, et.al. 7700 College Town Drive, Sacramento, CA 95826
APPLICATION FILED:	January 7, 1992
STAFF CONTACT:	Cindy Gnos, 264-7636







**APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE**  
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: \_\_\_\_\_

PROPERTY OWNER'S NAME: William C. Cummings, ET AL  
Mailing Address: 7700 College Town Drive, Sacramento, CA Zip Code \_\_\_\_\_  
Telephone: Business ( ) \_\_\_\_\_ Home ( ) \_\_\_\_\_

APPLICANT'S/AGENT'S NAME: MORTON & PITALO, INC.  
Mailing Address: 1788 TRINITY RD, STE 200, SACRAMENTO, CA Zip Code 95815  
Telephone: Business ( ) 927-2400 Home ( ) \_\_\_\_\_  
Contact Person's Name: DAVID TRIPLETT Phone ( ) 927-2400

**PROJECT SITE INFORMATION      LEGAL DESCRIPTION MUST BE ATTACHED**

Property Address or Location: FRANKLIN & MACK  
Property Assessor Parcel Number(s): 119-070-38 & 39  
Property Dimensions: SEE PLAT x \_\_\_\_\_  
Property Area: Square Footage (gross) \_\_\_\_\_ (net) 20,3  
Acreage (gross) \_\_\_\_\_ (net) \_\_\_\_\_  
Land Use: Undeveloped/Vacant X Developed (give bldg.sq.ft.) \_\_\_\_\_  
Existing Zoning of Project Site: R-2 AR Proposed Zoning: SC

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>R-1</u>	<u>RESIDENTIAL</u>
South	<u>R-10 BR</u>	<u>"</u>
East	<u>C-2</u>	<u>Commercial</u>
West	<u>R-1A</u>	<u>RESIDENTIAL</u>

**FOR OFFICE USE ONLY**

P No.: **P92 003** Date Rec'd: 1-7-92 By: \_\_\_\_\_

General Plan Design: _____	Rezone _____
Amend To: _____	Tent. Map _____
Com. Plan Area: _____	Spec. Permit _____
Existing Design: _____	Variance _____
Amend To: _____	Sub. Mod. _____
Other Plan Design: _____	LLA _____
Amend To: _____	Other _____

Environmental Determination: Exempt: \_\_\_\_\_; Neg. Dec \_\_\_\_\_; EIR \_\_\_\_\_;  
By: \_\_\_\_\_, Date \_\_\_\_\_

33  
APN 119-270-41  
R. RANSLOW  
26 DECATHLON CR  
SACRAMENTO CA 95823

36  
APN 119-270-44  
R. VALEROS  
116 MIRIAM ST  
DALY CITY CA 94014

39  
APN 119-270-47  
J. BECKHAM  
122 DECATHLON CR  
SACRAMENTO CA 95823

42  
APN 119-270-50  
M. CAMPBELL  
110 DECATHLON CR  
SACRAMENTO CA 95823

45  
APN 119-270-53  
G. WONG  
6749 STEAMBOAT WAY  
SACRAMENTO CA 95831

48  
APN 119-270-56  
D. STUMP  
95 DECATHLON CR  
SACRAMENTO CA 95823

51  
APN 119-270-59  
D. KING  
107 DECATHLON CR  
SACRAMENTO CA 95823

54  
APN 119-270-62  
H. ABDELSAYED  
6832 ROCKLEDGE CR  
ELK GROVE CA 95758

57  
APN 119-270-65  
J. WILLIAMS  
4270 ARCHEAN WAY  
SACRAMENTO CA 95823

60  
APN 119-270-68  
J. CAIN  
4240 ARCHEAN WAY  
SACRAMENTO CA 95823

34  
APN 119-270-42  
J. SCHRIMSHER  
4255 ARCHEAN WAY  
SACRAMENTO CA 95823

37  
APN 119-270-45  
J. GATEWOOD  
4285 ARCHEAN WAY  
SACRAMENTO CA 95823

40  
APN 119-270-48  
M. SINES  
118 DECATHLON CR  
SACRAMENTO CA 95823

43  
APN 119-270-51  
O. DOUGLAS  
7025 REMO WAY  
SACRAMENTO CA 95822

46  
APN 119-270-54  
N. PHUONG  
87 DECATHLON CR  
SACRAMENTO CA 95823

49  
APN 119-270-57  
B. MAXWELL  
99 DECATHLON CR  
SACRAMENTO CA 95823

52  
APN 119-270-60  
T. LEWIS  
1806 ESTERO BAY CT  
DAVIS CA 95616

55  
APN 119-270-63  
J. RUIZ  
137 JOSIAH AVE  
SAN FRANCISCO CA 94112

58  
APN 119-270-66  
M. STUBB  
6829 ENCHANTED VALLEY DR  
RENO NV 89523

61  
APN 119-270-69  
W. HOLMES  
4230 ARCHEAN WAY  
SACRAMENTO CA 95823

35  
APN 119-270-43  
O'KNIGHT  
4265 ARCHEAN WAY  
SACRAMENTO CA 95823

38  
APN 119-270-46  
R. JONES  
4295 DECATHLON CR  
SACRAMENTO CA 95823

41  
APN 119-270-49  
J. ACOX  
114 DECATHLON CR  
SACRAMENTO CA 95823

44  
APN 119-270-52  
B. SINGH  
100 DECATHLON CR  
SACRAMENTO CA 95823

47  
APN 119-270-55  
J. BROWN  
91 DECATHLON CR  
SACRAMENTO CA 95823

50  
APN 119-270-58  
S. RHYNE  
103 DECATHLON CR  
SACRAMENTO CA 95823

53  
APN 119-270-61  
R. SCHEIDEMAN  
3045 65TH ST  
SACRAMENTO CA 95820

56  
APN 119-270-64  
R. CUNAMAY  
4280 ARCHEAN WAY  
SACRAMENTO CA 95823

59  
APN 119-270-67  
E. AYERS  
4250 ARCHEAN WAY  
SACRAMENTO CA 95823

62  
APN 119-270-70  
M. LEPE  
4220 ARCHEAN WAY  
SACRAMENTO CA 95823



63  
APN 119-270-71  
M. ARAGON  
3112 O ST #16  
SACRAMENTO CA 95816

66  
APN 119-270-74  
R. MATEO  
4180 ARCHEAN WAY  
SACRAMENTO CA 95823

69  
APN 119-270-77  
P. ENGELS  
12314 ARROYO DE ARGUELLO  
SARATOGA CA 95070

72  
APN 119-270-80  
R. FRANKLIN  
88 HERMES CR.  
SACRAMENTO CA 95823

75  
APN 119-260-32  
I. SOBREPENA  
11 ORACLE CT  
SACRAMENTO CA 95823

78  
APN 119-260-35  
A. LOPEZ  
10 MOSS BEACH CT  
SACRAMENTO CA 95831

81  
APN 119-260-38  
J. CUNNINGHAM  
12 ICARUS CT  
SACRAMENTO CA 95823

84  
APN 119-260-41  
J. CALDWELL  
26 ICARUS CT  
SACRAMENTO CA 95823

87  
APN 119-260-44  
K. HOUCK  
31 ICARUS CT  
SACRAMENTO CA 95823

90  
APN 119-260-47  
T. ZHOU  
19 ICARUS CT  
SACRAMENTO CA 95823

64  
APN 119-270-72  
F. CHO  
11721 SHOUTHSHORE CT  
CUPERTINO CA 95014

67  
APN 119-270-75  
V. THAI  
4165 ARCHEAN WAY  
SACRAMENTO CA 95823

70  
APN 119-270-78  
S. KUNKEL  
96 HERMES CR  
SACRAMENTO CA 95823

73  
APN 119-260-30  
M. JOHNSON  
19 ORACLE CT  
SACRAMENTO CA 95823

76  
APN 119-260-33  
D. MARTIN  
7 ORACLE CT  
SACRAMENTO CA 95823

79  
APN 119-260-36  
C. HANSEN  
2 ICARUS CT  
SACRAMENTO CA 95823

82  
APN 119-260-39  
T. KNOWLES  
7508 DESERTWIND WAY  
SACRAMENTO CA 95831

85  
APN 119-260-42  
HEN SA  
30 ICARUS CT  
SACRAMENTO CA 95823

88  
APN 119-260-45  
H. AVENT  
27 ICARUS CT  
SACRAMENTO CA 95823

91  
APN 119-260-48  
C. KIRBY  
15 ICARUS CT  
SACRAMENTO CA 95823

65  
APN 119-270-73  
W. FRANKLIN  
1295 NIEVES CT  
MILPITAS CA 95035

68  
APN 119-270-76  
K. GILMAN  
4175 ARCHEAN WAY  
SACRAMENTO CA 95823

71  
APN 119-270-79  
P. CHAN  
92 HERMES CR  
SACRAMENTO CA 95823

74  
APN 119-260-31  
R. GIBSON  
15 ORACLE CT  
SACRAMENTO CA 95823

77  
APN 119-260-34  
M. YAMAGATA  
5 ORACLE CT  
SACRAMENTO CA 95823

80  
APN 119-260-37  
P. JACKSON  
6 ICARUS CT  
SACRAMENTO CA 95823

83  
APN 119-260-40  
K. LINNEY  
22 ICARUS CT  
SACRAMENTO CA 95823

86  
APN 119-260-43  
SUNRISE VILLAGE PARK  
2150 PROFESSIONAL DR 150  
ROSEVILLE CA 9561

89  
APN 119-260-46  
T. TRUONG  
23 ICARUS CT  
SACRAMENTO CA 95823

92  
APN 119-260-49  
K. RIKHI  
9 ICARUS CT  
SACRAMENTO CA 95823

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93  
APN 119-260-50  
K. PHANG  
5 ICARUS CT  
SACRAMENTO CA 95823

96  
APN 119-260-53  
S. BLOOM  
4155 ARCHEAN WAY  
SACRAMENTO CA 95823

99  
APN 119-260-56  
J. TONEY  
4125 ARCHEAN WAY  
SACRAMENTO CA 95823

102  
APN 119-260-69  
D. JIMENEZ  
84 HERMES CR  
SACRAMENTO CA 95823

105  
APN 119-250-03  
B. NIMS  
7808 DEER CREEK DR  
SACRAMENTO CA 95823

108  
APN 119-250-06  
K. DAVIS  
10 DOE CT  
SACRAMENTO CA 95823

111  
APN 119-250-09  
B. LAKE  
1 DOE CT  
SACRAMENTO CA 95823

114 APN 119-250-12  
G/H SOULE  
REVOCABLE LIVING TRUST  
425 HARBOR LIGHT RD  
ALAMEDA CA 94501

117  
APN 119-250-15  
H. SINGH  
1 SPIKE CT  
SACRAMENTO CA 95823

120  
APN 119-250-18  
L. ALA  
7809 DEERGLEN WAY  
SACRAMENTO CA 95823

94  
APN 119-260-51  
L. BRADLEY  
P. O. BOX 23306  
SACRAMENTO CA 95823

97  
APN 119-260-54  
M. ALMIDA  
4145 ARCHEAN WAY  
SACRAMENTO CA 95823

100  
APN 119-260-67  
H. FOUTOUHI  
76 HERMES CR  
SACRAMENTO CA 95823

103  
APN 119-250-01  
A. FERNANDEZ  
7800 DEER CREEK DR  
SACRAMENTO CA 95823

106  
APN 119-250-04  
G. HARMON  
2 DOE CT  
SACRAMENTO CA 95823

109  
APN 119-250-07  
P. PARASKEVAS  
2102 SHIRLEY RD  
BELMONT CA 94002

112  
APN 119-250-10  
S. SINGH  
2 SPIKE CT  
SACRAMENTO CA 95823

115  
APN 119-250-13  
M. DAVIS  
9 SPIKE CT  
SACRAMENTO CA 95823

118  
APN 119-250-16  
M. GOODSON  
4165 RED DEER WAY  
SACRAMENTO CA 95823

121  
APN 119-250-19  
J. BROWN  
7801 DEERGLEN WAY  
SACRAMENTO CA 95823

95  
APN 119-260-52  
C. GOUNDER  
4170 ARCHEAN WAY  
SACRAMENTO CA 95823

98  
APN 119-260-55  
R. MORENO  
4135 ARCHEAN WAY  
SACRAMENTO CA 95823

101  
APN 119-260-68  
R. PITTS  
80 HERMES CR  
SACRAMENTO CA 95823

104  
APN 119-250-02  
M. MACHADO  
7804 DEER CREEK DR  
SACRAMENTO CA 95823

107  
APN 119-250-05  
P. NYMAN  
6 DOE CT  
SACRAMENTO CA 95823

110  
APN 119-250-08  
A. GERACI  
507 FREMONT AVE  
PACIFICA CA 94044

113  
APN 119-250-11  
L. LAWRENCE  
6 SPIKE CT  
SACRAMENTO CA 95823

116  
APN 119-250-14  
S. BELLINGER  
5 SPIKE CT  
SACRAMENTO CA 95823

119  
APN 119-250-17  
A. KWONG  
4155 RED DEER WAY  
SACRAMENTO CA 95823

122  
APN 119-250-20  
K. TAM  
7800 DEERGLEN WAY  
SACRAMENTO CA 95823

013  
11/2/9  
11/2/9  
11/2/9  
11/2/9

123  
APN 119-250-21  
R. NOTEMAN  
3019 HEIRLOOM WAY  
SACRAMENTO CA 95823

126  
APN 119-250-36  
J. MADSEN  
7815 DEER MEADOW DR  
SACRAMENTO CA 95823

129  
APN 119-250-39  
C. BEST  
7801 DEER MEADOW DR  
SACRAMENTO CA 95823

132  
APN 119-241-26  
J. BROWN  
7815 WHITE TAIL WAY  
SACRAMENTO CA 95823

135  
APN 119-241-29  
R. DAVIS  
7802 WHITE TAIL WAY  
SACRAMENTO CA 95823

138  
APN 119-241-32  
R. SHEPHERD  
2 DEER CT  
SACRAMENTO CA 95823

141  
APN 119-241-35  
A. HOOKS  
14 DEER CT  
SACRAMENTO CA 95823

144  
APN 119-241-38  
M. LEHMAN  
9 DEER CT  
SACRAMENTO CA 95823

147  
APN 119-241-43  
E. O'CONNELL  
7813 DEER CREEK DR  
SACRAMENTO CA 95823

150 APN 119-241-46  
WM. PERRY  
C/O 200TH TAMMC-TASD  
P. O. BOX 711  
APO NEW YORK NY 09052

124  
APN 119-250-22  
G. MORGAN  
7808 DEERGLEN WAY  
SACRAMENTO CA 95823

127  
APN 119-250-37  
J. ROSSELOTT  
2776 SUMMERHEIGHTS DR  
SAN JOSE CA 95132

130  
APN 119-250-40  
DONG ZHANG  
4095 DEER RUN WAY  
SACRAMENTO CA 95823

133  
APN 119-241-27  
M. BARRIOS  
7611 WHITE TAIL WAY  
SACRAMENTO CA 95823

136  
APN 119-241-30  
C. TAGAWA  
7806 WHITE TAIL WAY  
SACRAMENTO CA 95823

139  
APN 119-241-33  
S. CHANG  
6 DEER CT  
SACRAMENTO CA 95823

142  
APN 119-241-36  
J. FLETCHER  
19 DEER CT  
SACRAMENTO CA 95823

145  
APN 119-241-39  
M. SINGH  
35267 FARADAY CT  
FREMONT CA 94536

148  
APN 119-241-44  
D. HUNTER  
7809 DEER CREEK DR  
SACRAMENTO CA 95823

151  
APN 117-011-37  
COPZEL PROP.  
1661 HANOVER RD #221  
CITY INDUSTRY CA 91748

152 APN 119-270-01  
Sunrise Village Park  
2150 Professional Dr. 150  
Roseville CA 95661

125  
APN 119-250-23  
R. VILLAR  
7812 DEERGLEN WAY  
SACRAMENTO CA 95823

128  
APN 119-250-38  
J. ANDRADA  
7807 DEER MEADOW DR  
SACRAMENTO CA 95823

131  
APN 119-241-25  
R. RODRIGUEZ  
7819 WHITE TAIL WAY  
SACRAMENTO CA 95823

134  
APN 119-241-28  
C. CHAVEZ  
7807 WHITE TAIL WAY  
SACRAMENTO CA 95823

137  
APN 119-241-31  
R. VOGEL  
7810 WHITE TAIL WAY  
SACRAMENTO CA 95823

140  
APN 119-241-34  
W. ODD  
10 DEER CT  
SACRAMENTO CA 95823

143  
APN 119-241-37  
S. ESTES  
15 DEER CT  
SACRAMENTO CA 95823

146  
APN 119-241-41  
F. THOMPSON  
4325 FALLOW DR  
SACRAMENTO CA 95823

149  
APN 119-241-45  
M. WILLIAMS  
7805 DEER CREEK DR  
SACRAMENTO CA 95823

MORTON & PITALO, INC.  
1788 TRIBUTE ROAD, STE. 200  
SACRAMENTO, CA 95815





Mike Petrie  
4032 Fawn Circle  
Sacramento, CA 95823

F.A. Hale  
3970 Deer Trail Way  
Sacramento, CA 95823

Val Vallandingham  
4075 Deer Trail Way  
Sacramento, CA 95823

Tina Campbell  
110 Decathlon Circle  
Sacramento, CA 95823

Jerry & Melinda Beckham  
122 Decathlon Circle  
Sacramento, CA 95823

Jack & Beverly Gilman  
48 Lochmoor Circle  
Sacramento, CA 95823

Loretta Odd  
10 Deer Court  
Sacramento, CA 95823

Andrea Hooks  
14 Deer Court  
Sacramento, CA 95823

John & Carol Perry  
19 Decathlon Circle  
Sacramento, CA 95823

Gorman K. Brown  
4662 Barbee Way  
Sacramento, CA 95823

Toyako Tsukamoto  
7689 Franklin Boulevard  
Sacramento, CA 95823

Elorene Pell  
7677 Franklin Boulevard  
Sacramento, CA 95823

Angelica Baxter  
7633 Franklin Boulevard  
Sacramento, CA 95823

John Jansons  
184 Creekside Circle  
Sacramento, CA 95823



Brian & Bonita Malone  
191 Cedar Rock Circle  
Sacramento, CA 95823

Horst Schulz  
4200 Red Deer Way  
Sacramento, CA 95823

Don & Carol Herman  
4574 Beechnut Way  
Sacramento, CA 95823

Ida Maxwell  
99 Decathlon Circle  
Sacramento, CA 95823

Jerry Wittmeyer  
3983 Black Tail Drive  
Sacramento, CA 95823

Herbert Robinson, Jr.  
9 Decathlon Circle  
Sacramento, CA 95823

Marcus Burreal  
4136 Sea Meadow Way  
Sacramento, CA 95823

Leonard Larson, Jr.  
4066 Sea Meadow Way  
Sacramento, CA 95823

Cathy Phillips  
7915 White Stag Way  
Sacramento, CA 95823

Sharon Benda  
27 Marathon Court  
Sacramento, CA 95823

Tracy Benda  
3985 Deer Cross Way  
Sacramento, CA 95823

Kirk Inman  
7894 Deer Lake Drive  
Sacramento, CA 95823

Gerald Greenwood  
4368 Blackford Way  
Sacramento, CA 95823

Theresa Moore  
7823 White Tail Way  
Sacramento, CA 95823

Cindy Lara  
4150 Armadale Way  
Sacramento, CA 95823

1.2  
APN 119-070-38,39  
OK/B C/O BUZZ OATES ENT.  
8615 ELDER CREEK RD #100  
SACRAMENTO CA 95828

6  
APN 118-033-27  
E. BROWNFIELD  
10831 JILINOE CT  
SAN JOSE CA 95127

9  
APN 118-033-02  
A. PADILLA  
7745 FRANKLIN BL  
SACRAMENTO CA 95823

12  
APN 118-033-25  
T. HAMMOND  
7722 QUINBY WAY  
SACRAMENTO CA 95823

15  
APN 119-270-09  
M. TAYLOR  
115 HERMES CR  
SACRAMENTO CA 95823

18  
APN 119-270-12  
MA MATHIAS  
909 LINDEN DR  
SANTA CLARA CA 95050

21  
APN 119-270-29  
J. MC CASKILL  
P. O. BOX 341  
LAFAYETTE CA 94549

24  
APN 119-270-32  
R. KERR  
62 DECATHLON CR  
SACRAMENTO CA 95823

27  
APN 119-270-35  
D. WATSON  
50 DECATHLON CR  
SACRAMENTO CA 95823

30  
APN 119-270-38  
J. HOLGATE  
38 DECATHLON CR  
SACRAMENTO CA 95823

3  
APN 119-070-33  
TAI-ANGEL GROUP  
14 LAURELGLEN  
IRVIN CA 92714

7  
APN 118-062-26  
TSAKOPOULOS/TR/ETAL  
7425 FAIROAKS BL #16  
CARMICHAEL CA 95608

10  
APN 118-033-03  
P. LEHMANN  
10185 PEREGRINE CR  
FOUNTAIN VALLEY CA 92708

13  
APN 118-033-26  
F. BOLL  
7724 QUINBY WAY  
SACRAMENTO CA 95823

16  
APN 119-270-10  
J. MOREBOCK  
119 HERMES CR  
SACRAMENTO CA 95823

19  
APN 119-270-13  
M. ROBINSON  
9 DECATHLON CR  
SACRAMENTO CA 95823

22  
APN 119-270-30  
H. ELLIOTT  
79 DECATHLON CR  
SACRAMENTO CA 95823

25  
APN 119-270-33  
K. DAER  
192 BITTERCREEK DR  
FOLSOM CA 95630

28  
APN 119-270-36  
P. MORETON  
990 ARNOLD WAY  
SAN JOSE CA 95128

31  
APN 119-270-39  
C. WINSTON  
34 DECATHLON CR  
SACRAMENTO CA 95823

4.5 APN 119-070-36.31  
L. & E. MOULTON  
REVOCABLE TRUST  
5081 KEANE DR.  
CARMICHAEL CA 95608

8  
APN 118-033-01  
R. HISAMOTO  
7749 FRANKLIN BL  
SACRAMENTO CA 95823

11  
APN 118-033-04  
BELLA FAMILY TRUST  
144 VALLEY VIEW WAY  
S SAN FRANCISCO CA 9406

14  
APN 119-270-08  
M. BONNET  
111 HERMES CR  
SACRAMENTO CA 95823

17  
APN 119-270-11  
G. LEWIS  
1 DECATHLON CR  
SACRAMENTO CA 95823

20  
APN 119-270-28  
W. BULDA  
71 DECATHLON CR  
SACRAMENTO CA 95823

23  
APN 119-270-31  
T. RECTOR  
66 DECATHLON CR  
SACRAMENTO CA 95823

26  
APN 119-270-34  
W. GREGORY  
54 DECATHLON CR  
SACRAMENTO CA 95823

29  
APN 119-270-37  
P. SHERMAN  
42 DECATHLON CR  
SACRAMENTO CA 95823

32  
APN 119-270-40  
D. MC MASTER  
30 DECATHLON CR  
SACRAMENTO CA 95823

210



**OFFICE OF THE  
CITY CLERK**

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

OPERATIONAL SERVICES

**CITY OF SACRAMENTO**  
CALIFORNIA

CITY HALL  
ROOM 304  
915 I STREET  
SACRAMENTO, CA  
95814-2671

PH 916-264-5426  
FAX 916-264-7672

April 18, 1994

Morton & Pitalo, Inc.  
1788 Tribute Road Ste. 200  
Sacramento, CA 95815

On April 6, 1994, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

Various requests to construct a 113,100± sq. ft. shopping center on 12.2± acres in the proposed SC zone located at the NW corner of Franklin Boulevard and Mack Road. (D-8) (APN: 119-0070-038,039) (P92-003)

- A. Certification of the Environmental Impact Report
- B. Mitigation Monitoring Plan
- C. Amend the General Plan for 12.2± vacant acres from Medium Density Residential (16-29 du/na) to Community Neighborhood Commercial and Offices
- D. Amend the South Sacramento Community Plan for 12.2± vacant acres from Residential (11-29 du/na) to General Commercial
- E. Amend the South Sacramento Community Plan Text to exceed the current level of commercially zoned land in the South Sacramento Community Plan area for the project site only
- F. Rezone 12.2± acres from Multiple Family Residential (R-2A-R) to Shopping Center (SC) in order to construct a 113,000± sq. ft. shopping center

This hearing has been set for May 10, 1994, 7:30 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 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 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 Division, 1231 I Street, Sacramento, California, phone 264-5604.

*Valerie A. Burrowes*

Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - P92-003 (186)  
William C. Cummings, et al