

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: South Pocket Office Park EIR - Notice of Preparation
(P82-030 and 82-039)

SUMMARY

The Planning Department has received applications for a pair of office parks in the South Pocket. The Environmental Coordinator has required that a single focused EIR be prepared to assess the proposed projects. An EIR consultant has been selected by the City.

An outline of major issues to be assessed in the EIR was provided in the Notice of Preparation (NOP) sent out on April 2, 1982. This matter is being provided to the Planning Commission for review. Although the Commission is not required to take any action, it may wish to comment on the scope of this EIR.

BACKGROUND INFORMATION

The projects are proposed along Greenhaven Drive, south of the Lake Crest Village Shopping Center (see attached map).

Southwest Five PUD: A two-phase proposal on 62± gross acres was designated as a PUD on December 22, 1981 (P-9505). Phase I was approved for office uses and approval of Phase II was only in terms of site inclusion in the PUD. No schematic plan or land uses have been approved for Phase II. The current proposal (P82-039) is for amendment of Phase I and approval of Phase II as indicated below:

Phase I: Approved:	Offices	598,000 sq. ft.
Proposed Amendment:	Offices	432,000 sq. ft.
	Motor Lodge	300 rooms/179,000 sq. ft.
	Conference Center	20,000 sq. ft.
	Commercial	24,000 sq. ft.
Phase II: Proposed:	Office	450,000 sq. ft.
	Commercial	8,000 sq. ft.

Victoria-Greenhaven: Proposal for 240,000 square feet on 16± gross acres (P82-030). The site is presently designated in the South Pocket Specific Plan for residential development.

P-82-030 & P-82-039

May 20, 1982

Item No. 4

002935

The Environmental Impact Report: The Environmental Coordinator has reviewed the project proposal and has determined that the project may have significant environmental impacts. Consequently, the Coordinator has required the preparation of an Environmental Impact Report. The Coordinator has selected Westec Services, Inc. to prepare the environmental document. Staff will coordinate the preparation of the EIR, including printing and distribution. The major issues to be addressed in the EIR are: emissions, exposure to aircraft hazard, and growth inducing land use impacts. Attached is the proposed scope of the EIR.

RECOMMENDATION

This report is for the Commission's information and does not require any action. The Commission may nevertheless take the opportunity to comment on the scope of the EIR.

Respectfully submitted,



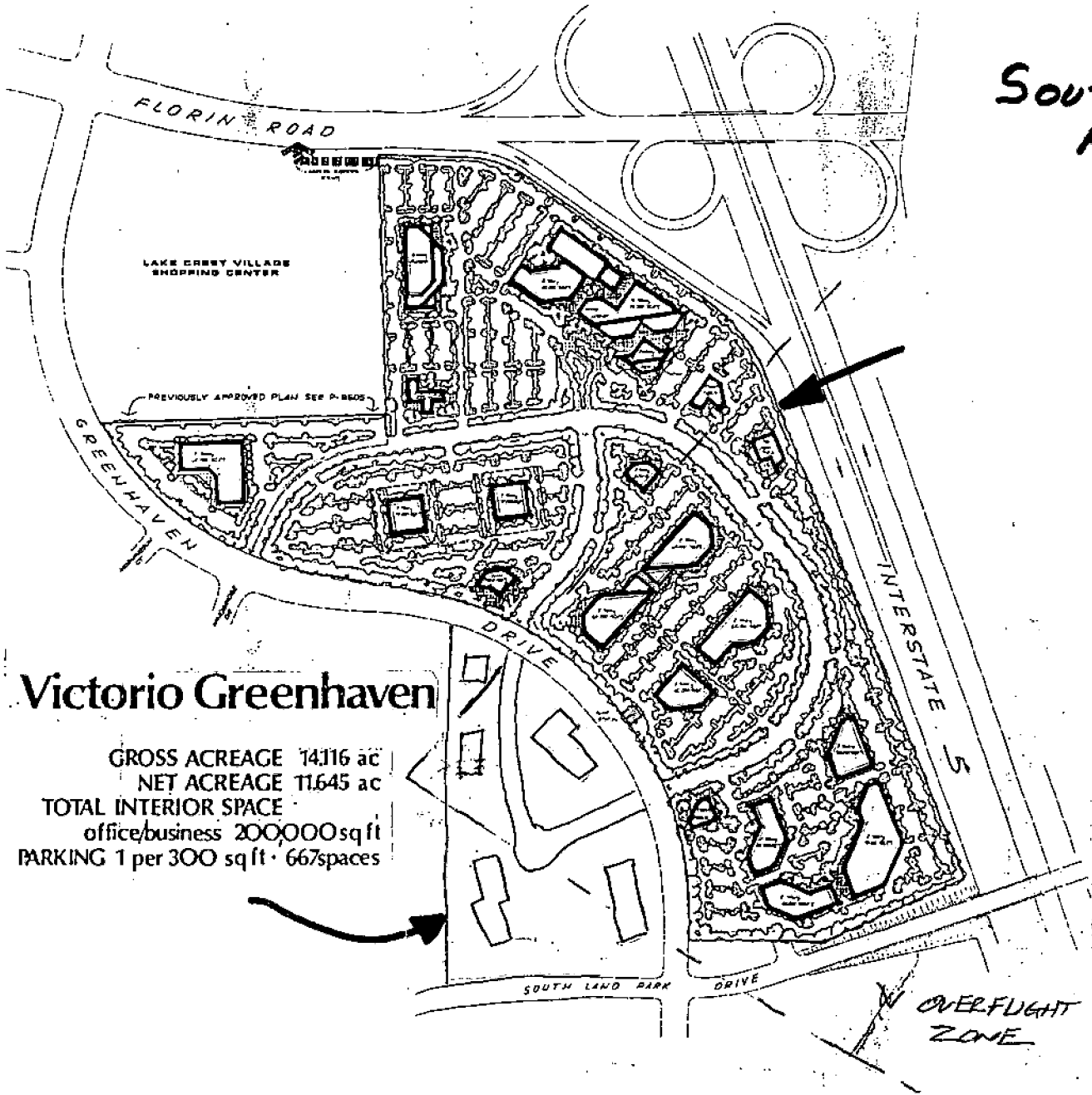
Cliff Carstens
Senior Planner

CC:RL:bw

Attachment

SOUTH POCKET OFFICE PARK SITE PLAN

SOUTH WEST
FIVE



FLORIN ROAD

LAKE CREEK VILLAGE
SHOPPING CENTER

PREVIOUSLY APPROVED PLAN SER P-8605

GREENHAVEN

DRIVE

INTERSTATE 5

Victorio Greenhaven

GROSS ACREAGE 14,116 ac

NET ACREAGE 11,645 ac

TOTAL INTERIOR SPACE

office/business 200,000 sq ft

PARKING 1 per 300 sq ft · 667 spaces

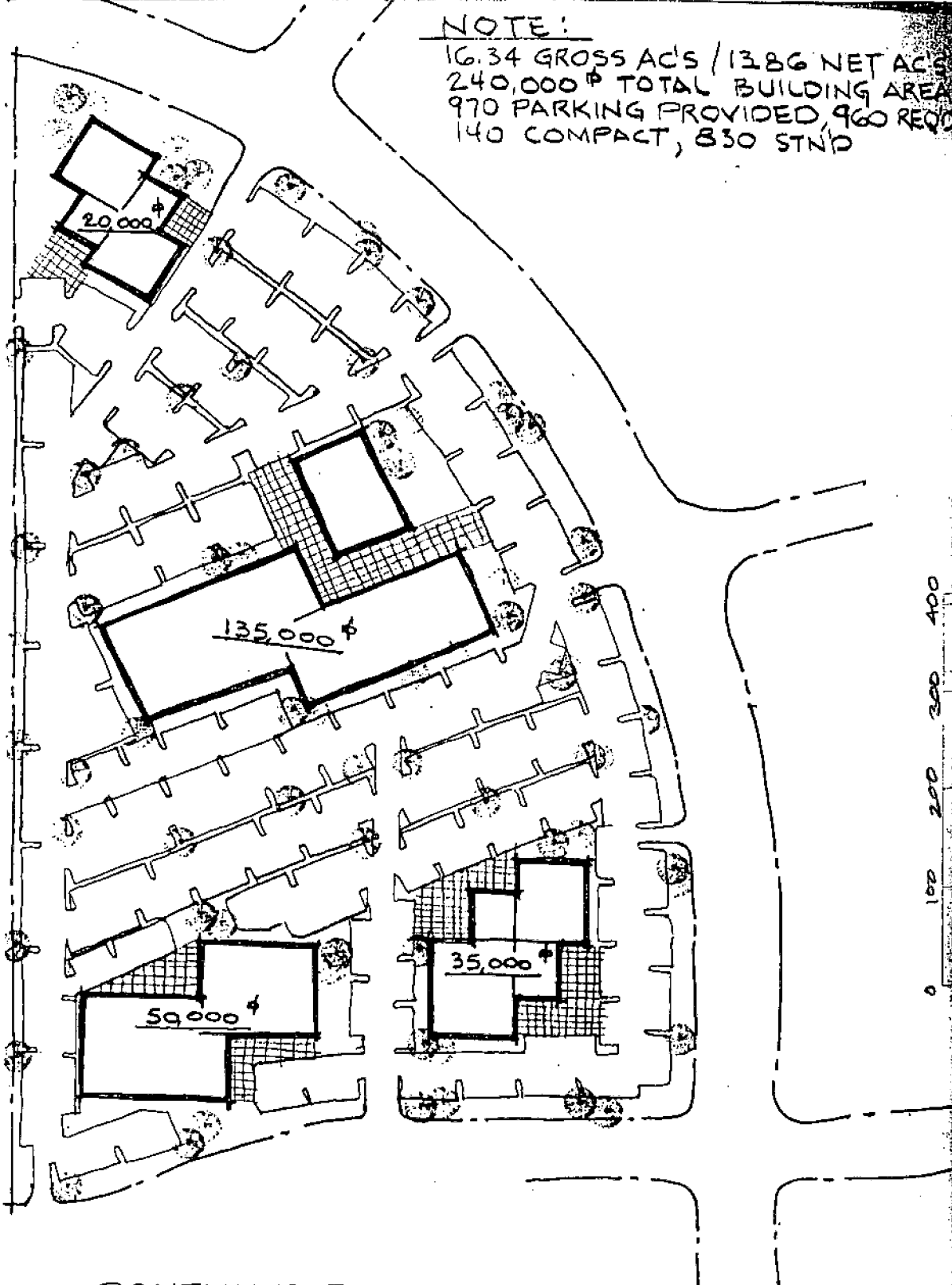
SOUTH LAND PARK

DRIVE

OVERFLIGHT
ZONE

NOTE:

16.34 GROSS AC'S / 13.86 NET AC'S
240,000 \pm TOTAL BUILDING AREA
970 PARKING PROVIDED, 960 REQ'D
140 COMPACT, 830 STD'D



SOUTHWEST OFFICE PARK

T-100

(5/26/82)

CEDEVCO
6375 Auburn Blvd., Suite B
Citrus Heights, CA 95610

002941

SEE MAP

Office
Shopping Center
SECRET RIVER
Apts. No. 2
No. 1 (Apts.)
WEST VILLAGE
MOON RIVER
LONG

2-A

UNIT No. 1
UNIT No. 2
UNIT No. 3
UNIT No. 4
UNIT No. 5
UNIT No. 6
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UNIT No. 99
UNIT No. 100

MARYWOOD UNIT No. 2
GREENHAVEN Apts No. 1-B (APTS)
SHELLWOOD
GLEDEEN No. 4
WINDWOOD
WINDBRIDGE
SOUTH LAND PARK
SOUTH POCKET P.U.D.
RITNER
MOON RIVER
HERITAGE PLACE
WEST SOUTH

WINDWOOD
WINDBRIDGE
SOUTH LAND PARK
SOUTH POCKET P.U.D.
PARKWAY UNIT
DESERT WIND
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GREENHAVEN Apts No. 1-B (APTS)
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WINDBRIDGE
SOUTH LAND PARK
SOUTH POCKET P.U.D.
RITNER
MOON RIVER
HERITAGE PLACE
WEST SOUTH

002942

P 82030



SITE PLAN

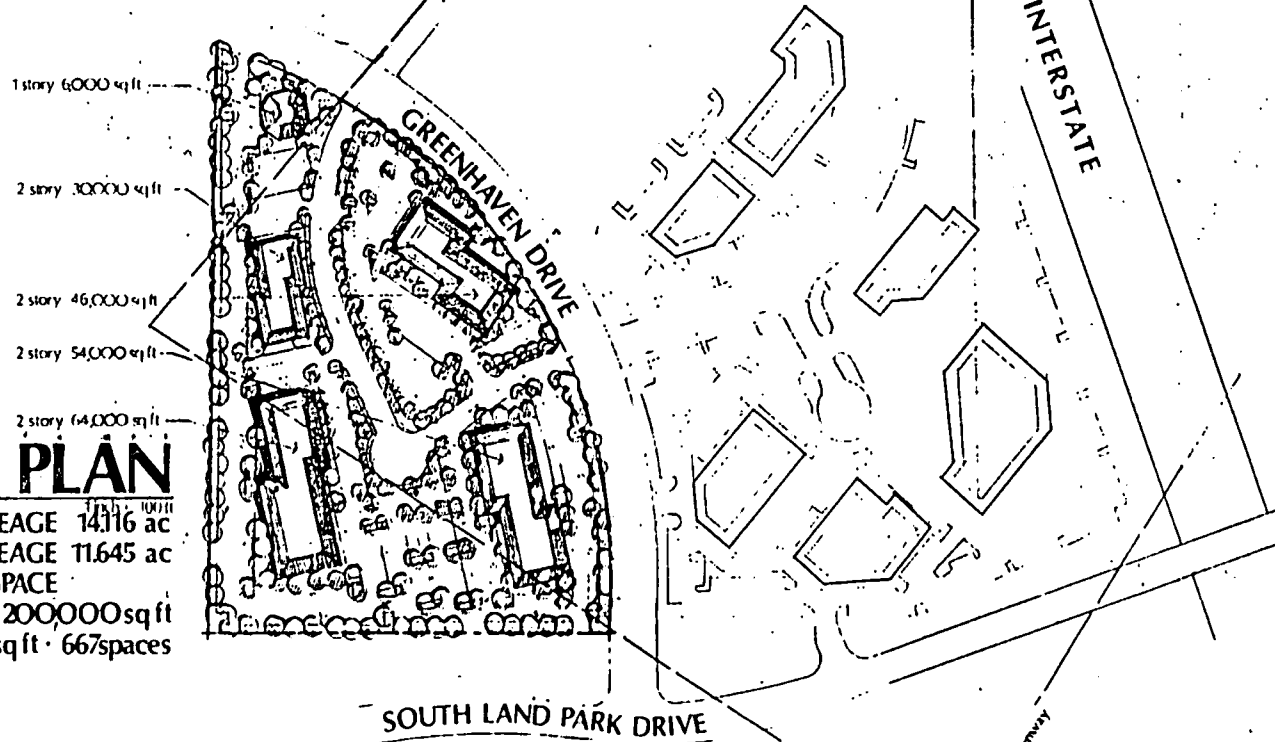
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DEAN F. UNGER

 AIA, INC.

 ARCHITECTURE AND

 ENVIRONMENTAL

 PLANNING

 700 Alhambra Blvd.

 Sacramento, California

 95816 916 441 5247

Victorio Greenhaven

September 1982

 revised

This drawing is not final

 and is not to be used for

 construction without approval

 by the Architect.

Architect

Drawn by DM

Checked by

job no. 3-82

Date

Drawing no.

1

site plan

sheet title

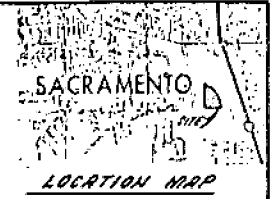
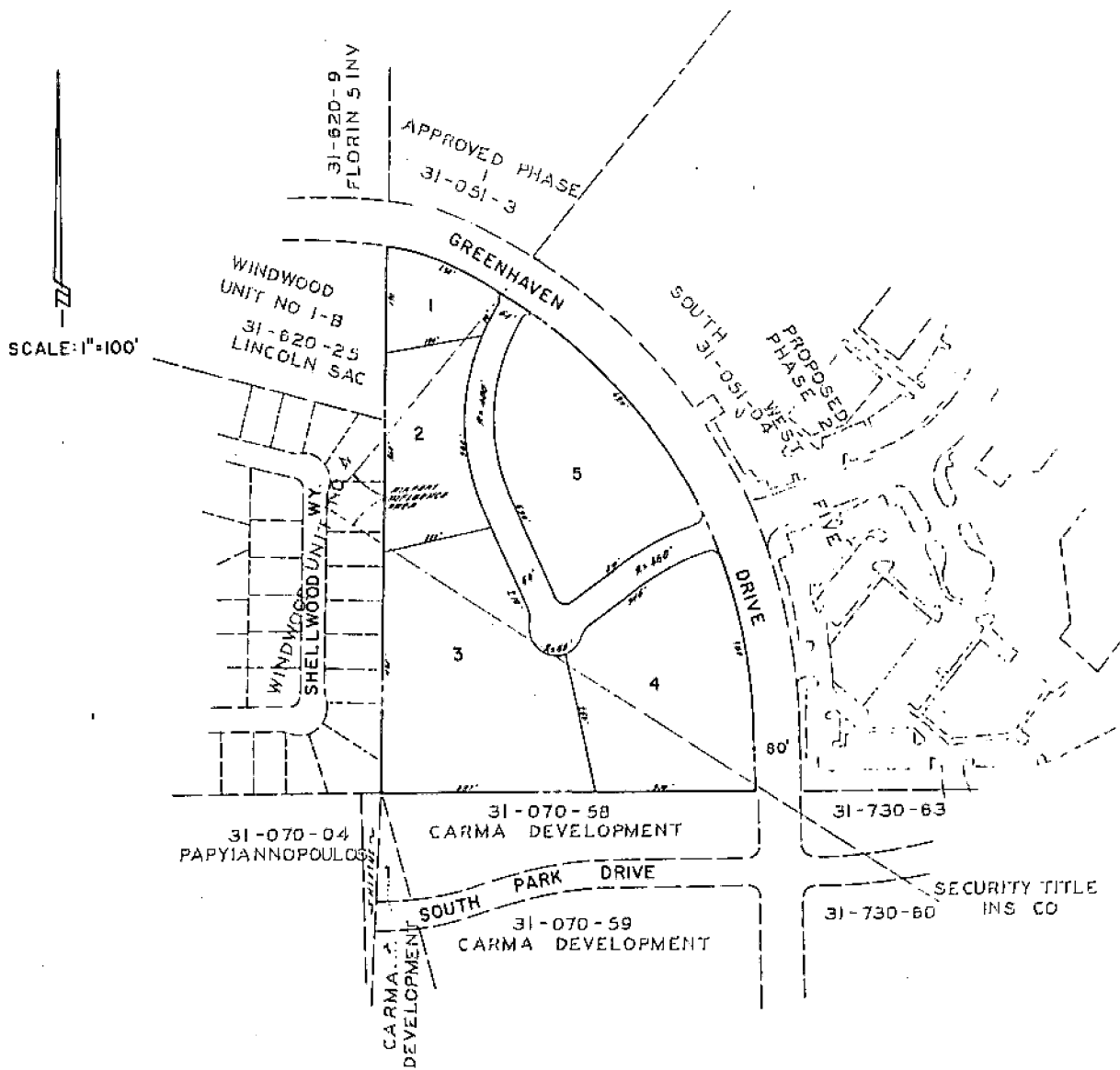
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P 82030



OWNER
 WINDWOOD REALTY COMPANY
 5670 FREEMONT BOULEVARD
 SACRAMENTO, CA 95822

DEVELOPER
 VICTORIO INVESTMENTS COMPANY
 1555 WEST PARK DRIVE, SUITE 100
 SACRAMENTO, CA 95816

ENGINEER
 WINDWOOD & ASSOCIATES, INC.
 2702 J ST. THIRTIETH FLOOR
 SACRAMENTO, CA 95811
 PHONE: (916) 441-2111

REGISTERED SURVEYOR
 CITY OF SACRAMENTO

PLANNING
 CITY OF SACRAMENTO

EXHIBITS
 SACRAMENTO MUNICIPAL
 UTILITY DEPARTMENT

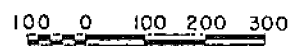
NUMBER TO ROAD
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USE
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 MEDIUM DENSITY
 CITY CENTER GENERAL DISTRICT

PLANNING CODES
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DATE
 11.12.82

ASSY/ENGR/PLANN/UTL
 11-1982-01



NO.	DESCRIPTION	APPROVED BY DATE	FIELD BOOK NO.	SCALE:	DRAWN BY:	CHECKED BY:	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	TENTATIVE MAP FOR VICTORIO GREENHAVEN CITY OF SACRAMENTO, CALIFORNIA	DATE
		LABORER		HORIZONTAL: 1"						
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										OF
										FILE NO. 820004

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